	School Name:	**St. Martins Junior High School**				School Code:	**3670**
	Location:	**Vegreville**				Facility Code:	**2071**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**K - VII**				School Capacity:	**475**

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	1907	2	1063.3	Frame construction, sloped roof, Brick exterior	Consists of Hot Water Heating system, served by two (2) Super Hot hot water heating boilers (no glycol), located in a penthouse in the 1981 addition section of the school. The ventilation system consists of one (1) indoor mounted Eng - Air air handling unit and ductwork via floor space.	The Boiler Plant serving school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	1958	1	611.20	Masonry construction, flat roof, brick exterior	Consists of Hot Water Heating system, served by the same boilers as the original building. The ventilation system consists of the same air handling unit as the original building. (1958)	Major addition north of main school (1981)
	1981	1	1419.54	Masonry construction, flat roof, brick exterior		Gymnasium addition and support areas (1991)
	1991	1	730.90	Masonry, flat roof and sloping roof combination, brick exterior	Consists of Hot Water Heating system, served by one (1) Bryan hot water heating boiler . The ventilation system consists of one (1) indoor mounted Trane air handling unit. (1981)	Small addition to lower mechanical room (1992)
	1992	1	68.00	Masonry, flat roof, brick exterior	Consists of Hot Water Heating system, served by the same boilers as the original building. The ventilation consists of one (1) Haakon air handling unit & ductwork high on gymnasium wall. (1991)	**Mechanical** The two (2) Boiler Plants serving the entire school are in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. However because one of the rooms (006 bse) was converted into a computer room this past year (1999) more air is required by ASHRAE 62-1989 Standards.

						Evaluator's Name:	**Janusz Najfeldt**
						& Company:	**Najfeldt Architect**

Upgrading/ Modernization (identify whether minor or major)	1993 1992	2 1.5	1063.30 611.20	Major modernization to 1907 building. Conversion of old gym into classrooms and mezzanine	The entire Mechanical system for the original 1907 building and the 1958 addition was upgraded in 1991. Two (2) new Super Hot Boilers were installed as well as, one (1) new indoor mounted Eng - Air air handling unit.	The Boiler Plant serving the entire school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1996 1988		241.92 170.00	Frame construction. Stucco exterior sloping roofs. Frame construction, metal panel exterior, flat roofs.	Consists of two (2) detached portable classrooms served by gas fired Heatrite furnaces. 1988 Consists of two (2) attached portable classrooms served by gas fired roof mounted Trane heat/ cool units. 1996	Permanently attached. Two single classroom, detached portables, 85.00 m2 each. The ventilation and heating system can meet standards for portable classrooms.
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Expand and relocate playground. Improve site drainage Expand and pave parking lot.		$ 172,000.00
2	**Building Exterior**	Modify decorative column, roof drain arrangement. Investigate snow and ice hazard on south side, main entrance.		$ 18,000.00
3	**Building Interior**	Replace carpets Provide acoustic treatment to gym Provide automatic entry. Investigate slab settlement problem in 1991 addition.		$ 38,300.00
4	**Mechanical Systems**	The existing hot water heating system shall be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements. However ther is one room which can not meet ASHRAE 62-1989 Standard. There is a big site drainage problem as well (refer to		$ 10,000.00
5	**Electrical Systems**	Portable electrical systems in good condition. Retrofit existing luminaire with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code		$ 185,160.00
6	**Portable Buildings**	Provide minor roof repairs. Upgrade light fixtures and fire alarm.		$ 17,300.00
7	**Space Adequacy:**			
	7.1 Classrooms	Slightly Excessive	94.40	
	7.2 Science Rooms/Labs	Deficient	-266.60	
	7.3 Ancillary Areas	Somewhat excessive	139.80	
	7.4 Gymnasium	Slightly Deficient	-88.30	
	7.5 Library/Resource Areas	Deficient	-117.30	
	7.6 Administration/Staff Areas	Deficient	-342.80	
	7.7 CTS Areas	Deficient	-33.80	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Somewhat excessive	326.40	
	Overall School Conditions & Estim. Costs		-288.14	$ 440,760.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Medium size, but satisfactory	$ -
1.1.2	Outdoor athletic areas.	4	Room for two soccer fields. Two baseball diamonds. Long jump, no running track.	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	One playground north of building. Equipment in good condition on sand base. Playground is too small, expansion recommended. Relocate playground away from parking lot.	$ 35,000.00
1.1.4	Site landscaping.	3	Grass throughout, mature trees in the front yard. Poor landscaping south of 1991 addition. Exposed soil, drop grade, provide parging to insulation, provide sodding, and cut rails for access.	$ 9,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Pipe rail fence to entire site, adequate. Flag pole, bike stands, inadequate provide additional stands.	$ 1,500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor surface drainage around building at 1991 addition. Water entering basement of 1907 building in wet years. Provide catch basin.	$ 17,500.00
1.1.7	Evidence of sub-soil problems.	N/A		$ -
1.1.8	Safety and security concerns due to site conditions.	2	Sidewalk between 1907 and 1991 buildings icing over, snow built-up on high roof. Investigate means of resolving this issues. Anticipate construction of canopy over entrance and modification of drainage from roofs.	$ 65,000.00
Other			None	$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access north of building. Adequate pedestrian access to all building entrances.	$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking lot, driveway, gravel, poor drainage. Provide asphalt.	$ 2,500.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site. Along the streets only. Adequate.	$ -
1.2.4	Fire vehicle access.	4	From adjacent streets on three sides of school. Adequate.	$ -
1.2.5	Signage.	4	Two signs on building, adequate.	$ -
Other				$ -

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Parking inadequate, short 14 stalls Have 26 stalls (have 40 staff) expand parking lot. North No designated stall provided. No visitor parking.	$ 28,000.00
1.3.2	Layout and safety of parking lots.	3	Parking lot is too tight. Safety is a concern. Parking lot is between building and playground. Move playground east.	See 1.1.3 and 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel paved, some parking on grass. Poor drainage, asphalt paving and catch basin recommended.	$ 8,500.00
1.3.4	Layout and safety of sidewalks.	2	Sidewalk layout good. Safety adequate, except for south entrance between 1907 and 1991 buildings.	See 1.1.8
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks and some asphalt is in good condition. Poor drainage to north side asphalt sidewalk, cut back and change slope.	$ 4,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	None provided, none required. Barrier free access god.	$ -
Other				$ -
	Overall Site Conditions & Estimated Costs			$ 172,000.00

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	All	No sign of structural distress - all in good condition	$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	All structural elements appear in good condition	$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Wood steel trusses combination. No signs of structural distress. All in good condition.	$ -
Other					$ -

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1907 All 1991 All	Asphalt shingles some shingles blown off. Repairs pending. Tar and gravel roofing in good condition. No leakage noted or reported. Partial asphalt shingles on gym. No roof leakage observed or reported.	$ -
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	From within building and ladders, adequate. Roof accessories appear in good condition.	$ -
2.2.3	Control of ice and snow falling from roof.	2	1907	Area between 1907 and 1991 ice and snow hazard. Modify sidewalks and drainage.	See 1.1.8
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		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	All	Brick throughout - in good condition	$ -
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1981 1907	Metal fascias in good condition Wood soffit painted - 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	no evidence of air movement damage through building envelope	$ -
2.3.4	Interface of roof drainage and ground drainage systems.	2	1907 1991	North entrance poor interface, water entering building. Change roof drainage pattern.	See 1.1.8
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No cracks or water stains	$ -
Other		2	1907 1991	Kitchen piping under front entrance inadequate insulation, pipes freeze. Provide insulation, heat source, clean up ceilings. Sono-tube column (decoration). Has settled and separated from soffit. Remove decoration and change roof drain configuration.	$ 18,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Metal insulated doors in metal frames, in good condition.	$ -
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All in good condition, replaced during 1993 modernization.	$ -
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5	All	In excellent condition, replaced during 1993 modernization.	$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All 1991	PVC Windows, bottom awning vents - in good condition. Aluminum frame windows in good condition.	$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	In good condition, all latches and screens in operating condition.	$ -
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No sign of infiltration. Good condition throughout.	$ -
Other					$ -
	Overall Bldg Exterior Condition & Estim Costs				$ 18,000.00

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	All	In good condition throughout. No signs of cracks or deteriorations of finishes.	$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All 1991	Mostly in good condition. Floor slab moved in gym washroom, subgrade compaction problem. Stabilize slab (eg. Mud jacking)	$ 3,000.00
Other					$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1981 1991 1958 1907	Quarry tile and carpet in hallways and library - poor. Carpet in office area. Poor condition - replace carpet. VCT tile throughout in classrooms. Carpet in entrance - replacement recommended. Sheet flooring in good condition. Hardwood flooring in good condition. Sheet flooring in good condition in hallways. carpet in classrooms acceptable	$ 12,500.00
3.2.2	Wall materials and finishes.	4	1981 1907 1991	Vinyl covered drywall and painted block combination - good condition. Drywall painted - in good condition. Drywall painted - in good condition.	$ -
3.2.3	Ceiling materials and finishes.	2	All 1991 1958 1907	T-bar ceiling replace broken and stained tiles. Gym ceiling - drywall painted. T-bar and drywall combination. Replace ceilings in kitchen. Poor condition.	$ 1,800.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	4	All	Painted metal door frames and birch wood doors. In good condition throughout. Metal doors at fire separations - in good condition. Hardware in good condition.	$ -
3.2.5	Millwork	4	All	Birch plywood cabinets. In good condition.	$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Lockers in good condition. Chalkboards and whiteboard combination - adequate	$ -
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Six basketball hoops. Divider curtain.	$ -
3.2.8	Washroom materials and finishes.	4	All	Walls - Ceramic Tile. Floors - Ceramic Tile. Ceiling - T-Bar All finishes in good condition. Metal toilet partitions - in good condition.	$ -
Other		2	1991	Gym needs acoustic treatment - very noisy.	$ 15,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. 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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combination of combustible and non combustible construction, non-sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appears adequate	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Adequate.	$ -
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	$ -
3.3.5	Barrier-free access.	3	All	Provided at exterior. Ramps, curbcuts, W.C. provided. No automatic door opener, provide opener.	$ 6,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Audit not available. No presence of hazardous materials suspected.	$ -
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No noise issues. Air quality - **See mechanical.**	$ -
Other			1981	Examine program related issues below: Convert science room into music room. Acoustical treatment required.	
	Overall Bldg. Interior Condition & Estim Costs				$ 38,300.00

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).	3		The site drainage system is surface type system and is in poor condition. Water accumulation was identified around the building. Refer to the Architectural section for cost estimate.	see 1.1.6
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5		The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.	5	All sections	There are two (2) fire hydrants located at the front and side of the school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None is required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers throughout the building are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All section	None are required.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All sections	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All sections	The domestic hot water system consists of two (2) Jetglas natural gas fired heaters, one (1) A.O. Smith natural gas fired heater, and one (1) State natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All sections	The existing hot water heating boiler plant consists of two (2) natural gas fired Super Hot boilers and two (2) heating pumps. The system is not complete with glycol. The heating capacity and backup are fine. The existing heating system for the 1981 building consists of one (1) gas fired Bryan Boiler that is in good condition.	
4.4.2	Heating controls (including use of current energy management technology.	4	All sections	There is an existing DDC control system applied to all components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All sections	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All sections	The existing chemical pot feeder is in accessible location and Is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All sections	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All sections	All crtridge filters are clean and in fair condition	
4.4.7	Heating humidification systems and components.	N/A	All sections	Ther is no humidification system being used at the present time.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All sections	The hot water heating perimeter radiation system is in good condition. The ductwork serving entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All sections	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All sections	The perimeter radiation system serving the Gymnasium is in fine condition. The system does not require modification.	
4.4.13	Zone/unit heaters and controls.	4	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
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.	4	All sections	There is one (1) indoor mounted Trane air handling unit serving the 1981 addition, one (1) indoor mounted Eng-Air air handling unit serving the original 1970 building and 1958 addition, and one (1) indoor mounted Haakon air handling unit serving the Gymnasium. All air handling units are in good condition and can meet the present ventilation codes and the ASHRAE 62-	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1907	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air. However the room (006 BSE) in the basement of the tower that was converted into a computer room last year does not meet the minimum required 15.0 cfm/ person. It is suggested that seperate outside air needs to be introduced into this room.	$10,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All sections	The air distribution system is via floor space. The air changes provided to each Classroom, except room 006 (see 4.5.2), are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All sections	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	All sections	None	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using a DDC control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All sections	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	N/A	All sections	None	
4.5.10	Heat exchangers.	4	All sections	The water and gas heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers,	4	All sections	The ventilation distribution system and components are in fine condition.	
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		None	
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.	4	All sections	The existing control system is DDC control system and is using the current energy management technology.	
	Overall Mech Systems Condition & Estim. Costs				$10,000

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).	5		Underground electrical service 600A 120/208V 3 Phase. Installed in 1992. The service is in excellent condition. Westinghouse distribution and sub panels.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		The Building Lighting is in good condition. HID perimeter lighting (wallpacks). No safety concerns.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Inadequate capacity to handle all staff and teachers. Total of 10 existing car plugs. Provide 5 new car plugs. Inadequate car parking area. Existing car plug panel is 24 cct. No spares. New parking area required by others.	$4,000.00
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1981	The fire alarm control panel is a Simplex 4002. Tested on an annual basis. 24 zone panel. 6 spare zones.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is in excellent condition. The battery packs and remote heads are mini Qbic style. Central battery pack system installed in 1956 section. Lumacell RSNVSQ120 1500 60. System is in good condition. Operates emergency fluorescent luminaires in 1982 section.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are old incandescent style. Retrofit existing exit lights with new energy efficient strips.	$2,000.00
Other		2	All	There are 12 existing fire alarm bells. Provide 12 new strobe lights.	$2,400.00

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.	N/A			
5.3.2	Panels and wireways capacity and condition.	5	All	Panels are at 70% of capacity. All panels were replaced in 1992. Panels are in excellent condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1958	Administration server fed from APC 1000 UPS backup. Education server fed from a Compaq T1500.	
5.3.4	General wiring devices and methods.	4	All	Wiring is in good condition. Wiring has been totally replaced in the 1907 and 1951 sections. All wiring is copper run in conduit.	
5.3.5	Motor controls.	4	All	Controls are in good condition. Andover AC 256M plus control system. All controls are set and monitored by Edmonton School Facilities Management, Central Edmonton Branch.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1907	Classroom (ECS) 730 Lux; Computer Room 800 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	$153,260.00
			1958	Classroom 680 Lux; Computer Room 580 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1981	Library 600 Lux; Office Area 700 Lux; Corridor 130 Lux; Science Lab 500 Lux. Inadequate corridor lighting, low light level of 50 Lux between fixtures. Corridor is very dark. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1991	Gym 500 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	1907, 1958, 1981.	Fixtures have PCB Ballasts. Ballasts are replaced and disposed of when they malfunction. No PCB ballasts were noted in 1991 section.	$5,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps. Computerized energy management system was installed for mechanical and electrical energy savings.	See 5.4.1
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1907	There are 4 outside lines and 1 fax line. One high speed internet line. Nitsuko telephone system. Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	P.A. System is in good condition. Intercom and telephone paging. The PA system is a Dukane Compact 3200, Cable TV installed to library. No satellite or CCTV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 installed in 1997. Installed to each classroom, computer room and office area.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	All data cabling is run in conduit. Recessed in walls. Excellent condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1958	Adequate capacity for growth. There is no ventilation. Computer lab is very hot. Main hub located in locked millwork cabinet. 48 port hub. 90% full. Category 5 link between 2 mini hubs located in 1958 and 1907 mechanical rooms.	$10,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Provide dedicated outlet in each classroom. Dedicated outlets were installed for servers.	$1,500.00
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).	4	All	Telsco monitoring system with motion sensors in corridors and office area. The system is in good condition. Keypad access at 3 different locations throughout school.	
5.6.3	Master clock system (if applicable).	4	1981	Master clock system is a 2350. System has control of class change bells only. All clocks are battery operated.	
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).	3	1907	On/off light switch, emergency stop push button, up/down toggle switch and keyed on/off switch. Detector is installed at top of elevator shaft. There is no	$2,000.00
5.7.2	Condition of elevators/lifts.	4	1907	Installed in 1997. Both elevators are in excellent condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	3	1907	Lighting is recessed incandescent lights. Adequate elevator lighting. There is no ventilation in either elevator shaft.	$5,000.00
Other					
	Overall Elect. Systems Condition & Estim Costs				$185,160.00

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.		**Attached on east side (1996) Two classrooms.**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood structure on wood foundation and piles. Some movement experienced.	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt shingles in good condition.	$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	5	Stucco in good condition.	$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	5	Metal frames and doors. PVC windows All in excellent condition.	$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	5	Drywall walls and ceilings (stippled) VCT tile floors.	$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	5	Birch plywood	$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards and tackboards adequate.	$ -
6.1.8	Heating system.	4	The heating system consists of gas fired furnaces for the 1988 Portables and gas fired roof top units for the 1996 Portables. The system is in fine condition.	$ -
6.1.9	Ventilation system.	4	The ventilation system consists of gas fired furnaces for the 1988 Portables and gas fired roof top units for the 1996 Portables. The system is in fine condition.	$ -
6.1.10	Electrical, communication and data network systems.	3	Electrical system is in excellent condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Computers are networked to main server. Classroom lighting level is 900 Lux.	$ 8,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Provide new LED exit lights. There is one existing fire alarm bell. Provide 1 new strobe light.	$ 500.00
6.1.12	Barrier-free access.	4	Provided	$ -
	Overall Portable Bldgs Condition & Estim Costs			$ 9,000.00

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.		**1988 - Detached on North Side (2 Separate Classrooms)**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood beams on precast pads, in satisfactory condition.	$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Low slope sheet roofing. Some leakage in east portable, repair roofing.	$ 1,500.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal cladding in good condition,	$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Prefinishing wood doors in wood frames in satisfactory condition. Painted wood windows - all acceptable.	$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Sheet flooring and carpet - both reasonable. Vinyl drywall walls and ceilings adequate.	$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Older, minimal, but satisfactory.	$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards and tackboards adequate.	$ -
6.1.8	Heating system.	4	The heating system consists of gas fired furnaces for the 1988 Portables and gas fired roof top units for the 1996 Portables. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system consists of gas fired furnaces for the 1988 Portables and gas fired roof top units for the 1996 Portables. The system is in fine condition.	
6.1.10	Electrical, communication and data network systems.	3	The electrical systems are in good condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Computers are not networked to main system. Music Room 1080 Lux, Classroom 660 Lux.	$ 6,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	There are 2 exit fire alarm bells. Provide 2 new strobe lights. Provide new LED exit lights.	$ 800.00
6.1.12	Barrier-free access.	4	Not provided, not required.	$ -
	Overall Portable Bldgs Condition & Estim Costs			$ 8,300.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13	75	974.4	11	80	880	94.4	
7.2	Science Rooms/Labs	1	93.4	93.4	3	120	360	-266.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1 1 1	192.2 90.0 89.4 48.2 120.0	539.8	1 3	130 90	400	139.8	
7.4	Gymnasium (incl. gym storage)	1 1	539 27.7	566.7	1 1	595 60	655	88.3	
7.5	Library/Resource Areas	1		112.7	1		230	-117.3	
7.6	Administration/Staff, Physical Education, Storage Areas			240.2			583	-342.8	
7.7	CTS Areas								
	7.7.1 Business Education	1		81.2	1	115	115	-33.8	
	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)			1526.46			1200	326.4	
	Overall Space Adequacy Assessment			4134.86			4423	-288.14	

Evaluation Component/ Sub-Component	Additional Notes and Comments