

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Mary				School Code:	8408
Location:	490 Rhatigan Road E, Edmonton				Facility Code:	2041
Region:	Northern				Superintendent:	Dr. D Ripley
Jurisdiction:	Edmonton Roman Catholic Schools Regional Division #40				Contact Person:	Ken Yakimovich
					Telephone:	(780) 453 4500
Grades:	II-VI				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	1989	1	3245	Masonry. Flat & sloping roofing.	Hot water heating and hydronic coil air handlers.	
Additions/ Expansions				No additions.		
					Evaluator's Name:	Les McKeown
					& Company:	Les McKeown Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1990 1990 1991	1 1 1	157 157 206.8	(1982 unit) Wood boarding on wood studs. Wood boarding on wood studs. Wood boarding on wood studs.		Attached portable. Attached portable. Attached portable.
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Sidewalks.	\$7,800.00
2	Building Exterior	Skylight leakage.	\$13,700.00
3	Building Interior	Minor repairs to flooring. Barrier free access.	\$10,600.00
4	Mechanical Systems	HVAC equipment and boilers in building in operating condition.	
5	Electrical Systems	In general the electrical systems are in adequate condition with the exception of the following items, old technology lighting, no fire alarm visual devices, recommendations for surge protection.	\$117,500.00
6	Portable Buildings	Repairs and replacement of ceiling tile and flooring. Furnaces in operating conditions. In general the electrical systems are in adequate condition with the exception of the following items, old technology lighting, no fire alarm visual devices.	\$36,100.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 159.6	
	7.2 Science Rooms/Labs	Deficient -119.8	
	7.3 Ancillary Areas	Deficient -213.2	
	7.4 Gymnasium	Surplus 13.2	
	7.5 Library/Resource Areas	Surplus 105	
	7.6 Administration/Staff Areas	Deficient -181.1	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 188.1	
	Overall School Conditions & Estim. Costs		\$185,700.00

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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 area for all activities.	
1.1.2	Outdoor athletic areas.	4	Outdoor athletic areas available.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground areas are available. Equipment is in good condition.	
1.1.4	Site landscaping.	4	Completed and in place.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All site accessories are in place - guard rails, bike stands, flag poles.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage appears to be adequate.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of sub-soil problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No security issues identified.	
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	One access/exit to parking lot - visibility good. Two pedestrian access points to school.	

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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	On site road network is asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane drop-off areas directly in front of the school to the north.	
1.2.4	Fire vehicle access.	4	Fire vehicle access points available around the site.	
1.2.5	Signage.	4	All necessary site signage is in place.	
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	25 on site parking spots are available including 4 for disabled. Expansion of the parking lot is available.	
1.3.2	Layout and safety of parking lots.	4	Layout and safety of parking lots acceptable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Surfacing and drainage of the asphalt parking lot is acceptable.	
1.3.4	Layout and safety of sidewalks.	3	All sidewalks appear to meet requirements of accessibility. Minor repairs are required where differential movement has occurred.	\$7,800.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	All sidewalks are concrete and appear to be in reasonable condition.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A		
Other				
	Overall Site Conditions & Estimated Costs			\$7,800.00

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	1989	Concrete floors on perimeter concrete footings appear to be in good condition. No signs of bending, cracking, heaving or settlement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1989	Masonry walls and columns in place and appear to be in good condition. There are no signs of bending, cracking or settlement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1989	Metal deck on steel truss and shows no signs of deterioration, bending, cracking or stains.	
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		
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	1989	Wood shingles on sloping portions of roof in good condition. SBS roofing on flat portion of roof. Roofing appears to be in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1989	All roof accessories including metal exhaust hoods, chimneys, gutters and downspouts appear to be in good condition.	
2.2.3	Control of ice and snow falling from roof.	4	1989	There are no issues involving ice and snow falling from the roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1989	Leakage occurring at skylights at core area. Repairs are required to the roof flashings and the interior drywall ceiling.	\$13,700.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section		
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	4	1989	No signs of masonry exterior wall deterioration, cracks, brick spalling, efflorescence or water stains.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1989	Fascias, soffits and parapets appear to be in good condition. There is no sign of looseness, stains or peeling paint.	
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	1989	Building envelope shows no evidence of air infiltration, exfiltration or ice build-up on walls or eaves.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1989	Roof and ground drainage interface appears to function.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1989	Inside faces of exterior walls show no signs of cracks, water stains or dust spots.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section		
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1989	All hollow metal and aluminum framed doors appear to be in good condition showing no signs of deterioration, rusting metal, glass cracks, damaged seals, or sealed unit failure.	

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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	1989	All door accessories including latches, locks, hardware and closers appear to be in good condition as required.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1989	Exit door devices and door closers are in place.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1989	Anodized aluminum and sealed glazing unit windows appear to be in good condition and show no signs of deterioration, glass cracks, peeling paint, damaged seals or sealed unit failure.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1989	All window accessories including latches and hardware are in place as required.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1989	Building envelope shows no signs of condensation on doors or windows.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$13,700.00

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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	1989	All interior concrete block and drywall walls appear to be in good condition with no signs of cracks, spalling or paint peeling.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1989	Concrete floors show no signs of cracking, settlement or heaving.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1989	Seamless flooring, carpet and quarry tile: All appear to be in reasonable condition - some minor repairs required to carpet where heavy wearing has taken place.	\$5,800.00
3.2.2	Wall materials and finishes.	4	1989	Blockwork painted. Drywall painted.	
3.2.3	Ceiling materials and finishes.	4	1989	T-bar - acoustic tile. Drywall - stippled and painted.	

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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	1989	Interior wood and hollow metal doors and hardware are in place and appear to be in good condition.	
3.2.5	Millwork	4	1989	All plastic laminate finished millwork appears to be in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1989	All fixed mounted equipment in place including writing boards, tackboards and display boards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	4	1989	Floors - quarry tile/mosaic. Walls - blockwork desco/paint finish. Ceilings - drywall painted.	
Other					

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>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1989	Non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1989	Fire separations as per design drawing appears to meet code.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1989	Fire resistance as per design drawing appears to meet code.	
3.3.4	Exiting distances and access to exits.	4	1989	Exiting distances as per design drawings appears to meet code.	
3.3.5	Barrier-free access.	3	1989	No barrier free access in place. Provide automatic opening door to main entry.	\$4,800.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other				No recent inspection reports of the authority having jurisdiction.	
Overall Bldg Interior Condition & Estim Costs					\$10,600.00

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	1990	Site catch basin to City storm main. Portables 1999. Core building built in 1990.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1990	Exterior hose bibbs around building.	
4.1.3	Outside storage tanks.	n/a	1990	No underground oil storage tank.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	1990	Street fire hydrants close to building siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1990	Building is fully sprinklered.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1990	Portable fire extinguishers in cabinets.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a	1990	None.	
Other					

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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).	4	1990	City water supply to building meter room for fire protection and domestic use. Adequate pressure and volume. Quality good. Sprinkler tree in meter (gas and water) room.	
4.3.2	Water treatment system(s).	4	1990	No water treatment. Not required.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1990	Water backflow preventer on water service to sprinkler tree.	
4.3.4	Piping and fittings.	4	1990	No known problems	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1990	No concerns.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1990	One commercial storage water heater John Wood JW70-3315 (70Usgal storage and rating 283mbh) with domestic hot water recirculator Armstrong SSCB-100.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1990	City sanitary sewer.	
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	1990	Two boilers (Raypak E1336WTD - rating max/min 1202/240 mbh) and two in-line pumps B&G 805C-11/2x11/291/2. Back-up capacity unknown.	
4.4.2	Heating controls (including use of current energy management technology).	4	1990	Pneumatic zone controls with Andover DDC (EMCS) building management control	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1990	Outdoor air provided for combustion air with ducted heated air from hydronic unit heater. Breaching and flue chimney good condition.	
4.4.4	Treatment of water used in heating systems.	4	1990	Equipped with chemical feed pot and treated.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1990	Boilers equipped with low-water cut-off, flow switches and pressure relief valves.	
4.4.6	Heating air filtration systems and filters.	4	1990	Heating pumps equipped with in-line hydronic cartridge filter.	
4.4.7	Heating humidification systems and components.	n/a	1990	None.	

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	1990	Hot water heating coils (with 3-way pneumatic valves and coil circulator) in air handlers and duct reheat coils. Terminal units; forced flow heaters, radiant panels and wall fin radiations.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1990	All heating valves operational. All pipes insulated. No concerns.	
4.4.10	Heat exchangers.	n/a	1990	None.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1990	All air handlers equipped with pneumatic controlled return/relief/return air mixing. All controls operational.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1990	Pneumatic space temperature controlling wall fins. All operational.	
4.4.13	Zone/unit heaters and controls.	4	1990	Forced flow and unit heaters.	
Other					

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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	1990	Two Trane Haakon air handlers for gym, offices and classrooms. All are equipped with supply fan, separate ducted return fan and return/fresh/relief air mixing boxes. All are equipped with hydronic heating coils with pneumatic 3-way valves and recirculators. AHU-1 (classrooms) supply 8075l/s @ 685 Pa sp. AHU-2 (Gym) supply 4' 40 l/s @ 685 Pa sp. All air handlers located in mezzanine boiler/fan room (above gym).	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1990	Outdoor air provided for ventilation to Air Handlers through wall intake louvres. No ventilation concerns. Outdoor air quantities unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1990	Air supplied to all rooms and corridors. Air change rate unknown.	
4.5.4	Exhaust systems capacity and condition.	4	1990	Delhi roof exhausters.	
4.5.5	Separation of out flow from air intakes.	n/a	1990	None.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	n/a	1990	None	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1990	Pneumatic control and DDC-EMCS schedule operated.	
4.5.8	Air filtration systems and filters.	4	1990	Low efficiency air filters.	
4.5.9	Humidification system and components.	4	1990	Ahu-2 equipped with water spray coil.	
4.5.10	Heat exchangers.	n/a	1990	None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1990	Air distribution zoned by hydronic duct reheat coils. Ceiling diffuser air outlets. No air distribution concerns.	
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	1990	None.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	n/a	1990	No mechanical cooling. Free cooling with outdoor air in spring and autumn.	
4.6.3	Cooling system controls (including use of current energy management technology).	n/a	1990	Mixing damper through DDC control..	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	n/a	1990	None.	
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	1990	Zones and air handler controls are pneumatic with Andover DDC-EMC control providing overall HVAC and boiler temperatures and scheduling equipment operation.	
Overall Mech Systems Condition & Estim. Costs					\$0.00

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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	1990	Services are underground from pad mounted transformer located east of the building adjacent the Parking Area to the electrical distribution system in the main Electrical Room (Storage Rm). Indoor metering, System rating is 120/208V, 3 phase, 4 wire, 1200A. System is comprised of FPE equipment. Equipment is in good & well maintained condition. EPCOR is the utility supplier.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1990	Photo-electrically controlled exterior lights, incandescent soffit lights at the entrances, HID roof mounted, HID wall packs. Good condition. Recommend incandescent exterior lights be upgraded to HID light source.	\$4,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1990	28 stalls, 14 duplex receptacles each on a modular metal pedestal, time clock & temperature controlled. System & devices are in good condition.	
	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).	3	1990	Edwards manufacture, model # 6616 series, hard wired, zoned, supervised, last date tested was August 27/99. System is in operational condition with no apparent problems or malfunctions. No visual fire alarm devices have been installed. Add visual devices	\$ 5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1990	Emergency lighting is comprised of battery pack power supplies and remote mounted emergency fixture heads, exit lights are powered from battery packs on emergency conditions. Good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1990	Exit lights are old technology incandescent, recommend energy saving "LED" illuminated exits be installed.	\$5000.00
	Other				

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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	1990]	No power service surge protection is provided.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	4	1990	Main power service terminates in the electrical room, it is comprised of FPE main CDP and distribution circuit breaker protection. System is rated 120/208V, 3 phase, 4 wire, 1200 amp. Spare capacity is available in the main CDP for expansion. Sub-panels are FPE, rated 120/208V, 3 phase, 4 wire, panels in most cases are not at capacity with some room for expansion. Portables Panels are Westinghouse NovaLine, rated 120/208V, 1 phase, 3 wire. Panels are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1990	No emergency generator. Stand alone UPS supply unit rated 120VAC/5Amps UPS manufacturer Smart UPS #1400 at the Computer Server Unit. Good condition.	
5.3.4	General wiring devices and methods.	4	1990	Wiring & devices are in good condition. Installed in conduit & boxes, ivory devices and stainless steel cover plates. Good condition.	
5.3.5	Motor controls.	4	1990	Motor control in mezzanine Mechanical room complete with individual starters, wireway and controls, Allen Bradley manufacture, 120/208V, 3 phase. Good condition with some room for expansion.	
Other					

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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).	3	1990	<p>Generally comprised of surface fluorescent fixtures with line voltage controls. Fixtures are all T-12 lamped with 34 watt energy saving tubes. One portable corridor has T-8 , 32 watt lamps all remaining are T-12.</p> <p><u>List of rooms + type of light + Lux</u></p> <p>Classrooms general average - fluorescent - 600 Lx. Corridor - fluorescent - 100 to 300 Lx. Administration Office General - fluorescent - 650 Lx. Gym - fluorescent - 370 Lx. Library - fluorescent with skylight - 1920 Lx Portables Classroom - Fluorescent - 650 Lx Staff Work Room - fluorescent - 1200 Lx.</p> <p>Recommend Gym upgrade to HID (metal Halide). Recommend T-12 lamped fixtures be upgraded to T-8 lamps with electronic ballasts.</p>	\$100,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1990	<p>T-12 magnetic Recommend upgrade to electronic ballasts (allowed for in item 5.4.1 above)</p>	item 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	4	1990	<p>P.E. controlled exterior lighting. Parking lot car plug timer & temperature controlled operation via DDC system.</p>	
Other					

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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	1990	System serviced underground, terminating on a plywood backboard in the main electrical room. System Digital Nortel, Telus maintained and is good condition with spare capacity	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1990	Petcom system, model # 2200, control panel media centre located in Administration Office. Call buttons/switches in each classroom. Surface & recessed mounted speakers through the school. Cable TV (Videon Cable), each classroom has a TV and interface with media broadcasting. Good condition. No Satellite, No antenna.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1990	Internal distribution system, comprised of Cat. 5 cable, 3Com super stack hubs, IBDN CAT 5 patch panels and CenteCom # 3024 networker. All equipment is installed on the wall in Server room (A/V Storage), remote Hub and patch panel in the Library Storage. Good condition. Each Classroom is equipped with computer facilities.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1990	Wiring installed in conduit & open. Some surface runs are in Wiremould decorative conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1990	Communication Network is in Server room (separate room with-in the Janitor's Room), locked supervised area, spare capacity for expansion, ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1990	Dedicated circuits are provided for system hubs & components at Server. UPS power supply unit is Smart UPS #1400 120V/5A..	
Other					

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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	1990	System comprised of DSC key pad at entry, main controller in Electrical room, Telsco manufacture, Multi Zones, motion sensors & door contacts. Intrusion Alarm entry key pads are located for entry/exit.	
5.6.3	Master clock system (if applicable).	4	1990	No master clock, all bells for period changes controlled by DDC system.	
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		N/A	
5.7.2	Condition of elevators/lifts.	n/a		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	n/a		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs		1990		\$117,500.00

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>		1982, 1990 & 1991 portable additions	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood joists on perimeter beam.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Minor roof repairs required for some roof leaks.	Refer to 6.1.5
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding on wood frame. No signs of deterioration.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Doors and windows appear to be in reasonable condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Interior finishes in reasonable condition. Repairs to acoustic tile required. Floor - vinyl tiles (to be replaced in corridors). Walls - vinyl painted. Ceiling - T-bar.	\$23,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	All millwork in place and in reasonable condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	All fixed wall mounted equipment in place.	
6.1.8	Heating system.	4	Six portables equipped with upright "Palm" furnaces with outside wall louvre intakes and flue venting through the roof. Supply air ducted along wall and return air on furnace steel cabinet enclosures.	
6.1.9	Ventilation system.	4	Ventilation through gas fired furnaces. No concerns.	
6.1.10	Electrical, communication and data network systems.	3	Portables are attached structures, powered and serviced from the school building with individual 120/208V, 1 phase, 3 wire panel, each is self contained, security monitored, T-12 lamped fluorescent fixtures, incandescent exit lights, ivory devices and cover plates. Each portable unit is equipped with computer, telephone, CCTV and public address intercommunications. Recommend lighting upgrade T-8, 32 watt energy saving lamps with electronic ballasts, exit to be upgraded to LED illumination.	\$7,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Each portable is equipped with fire protection devices and alarm signals, add fire alarm visual devices. No evident problems. Further investigation required on vinyl floor tiles. Amount included for hazardous material audit of vinyl tiles in portables.	\$5,600.00
6.1.12	Barrier-free access.	4	Barrier free access available.	
	Overall Portable Bldgs Condition & Estim Costs			\$36,100.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15	83.973	1259.6	5 7	80 100	1100	159.6	
7.2	Science Rooms/Labs	2		165.2	3	95	285	-119.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		186.8	1 3	130 90	400	-213.2	
7.4	Gymnasium (incl. gym storage)	1		486.2	1	430 43	473	13.2	
7.5	Library/Resource Areas			325	1	220	220	105	
7.6	Administration/Staff, Physical Education, Storage Areas			307.9	1	489	489	-181.1	
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)			1026.1			838	188.1	
	Overall Space Adequacy Assessment			3756.8			3805	-48.2	