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Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981	4	83.5 sq. M x 4 units	Free-standing (All)	Forced air furnaces.	
List of Reports/ Supplementary Information	See Section 8 for complete list.					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally adequate. Some concrete work and landscaping required.	\$29,500
2	Building Exterior	Generally good condition.	\$0
3	Building Interior	Generally good condition.	\$15,000
4	Mechanical Systems	Replacement/upgrades required for fire extinguishers, water heaters, heating plant, air handling units, exhaust fans, control system components.	\$337,000
5	Electrical Systems	Overall the electrical system is in good working order with no major concerns. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes. Additional receptacles should be installed in classrooms for future electronic usage.	\$113,500
6	Portable Buildings	Four furnaces require replacement.	\$7,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus 347.4 S.M.	
	7.2 Science Rooms/Labs	Deficient 190 S.M.	
	7.3 Ancillary Areas	Deficient 239.4 S.M.	
	7.4 Gymnasium	Deficient 57.9 S.M.	
	7.5 Library/Resource Areas	Deficient 76.2 S.M.	
	7.6 Administration/Staff Areas	Surplus 344.95 S.M.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 179.49 S.M.	
	Overall School Conditions & Estim. Costs	School in need of Arch., Mech., and Elec., work Overall Area surplus of 649.79 S.M.	\$502,000

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$12,500
1.1.1	Overall site size.	4	Expansion potential to East & North	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.4	Site landscaping.	4	Snow cover prohibits meaningful inspection. Indications are O.K.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally O.K. some signs of rusting, bent rails etc. Repairs, replacement and repainting recommended.	\$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Settlement of perimeter sidewalk concrete slabs in a number of cases leads to back slope to school. Replacement of deficient sections of walk with regrading is recommended.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious safety or security concerns and none identified by staff.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			\$0
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Access points seem adequate in size location and no glaring security or safety problems.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Snow cover made it difficult to evaluate condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-Site utilizing City of Edmonton Streets. No designated drop-off - However no concerns with present arrangement were identified by staff.	
1.2.4	Fire vehicle access.	4	Appears acceptable by City of Edmonton streets. Fire vehicle access around building would be via grassed playground area	
1.2.5	Signage.	4	Condition of existing signage is O.K.	
Other				

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			\$17,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	17 stalls counted. Snow cover did not allow complete assessment. Dedicated handicapped stall not identified.	N/A
1.3.2	Layout and safety of parking lots.	4	Generally O.K.	N/A
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. Snow Cover makes condition assessment difficult.	N/A
1.3.4	Layout and safety of sidewalks.	3	Generally O.K. Concrete sidewalks are starting to crack and settle. Some surface deterioration noted. Replacement of deficient sections of walk recommended.	\$10,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Major cracking in slab at main entrance. A sidewalk runs almost continually around school perimeter. Settlement has resulted in gaps to school and back slope to school. Replace area at Main Entrance.	\$4,000
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts but school in general terms seems accessible. Street access for wheelchairs, etc. via driveway crossing. Dropped curb and sidewalk extension with appropriate signage recommended	\$3,000
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$29,500

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$0
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1981	Generally good condition. Assumed reinforced concrete slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1981	Generally good. Masonry walls and steel structure.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1981	Roof not accessed but perimeter at grade inspection did not provide any indication of problem areas.	
Other					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	\$0
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	No Inspection Reports provided by School Jurisdiction. Roof not accessed due to winter conditions.  Edmonton Catholic Schools "Roofing Projects" Revised July 22,1999 does not identify any roofing projects for St. Richard. Staff did not identify any roofing problems.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Snow cover prevented complete inspection of roof areas other than visual review from mechanical room mezzanine access door and an at perimeter at grade inspection did not provide any indication of problem areas.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat Roofs - would not anticipate any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					



School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	\$0
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Brick, Stucco, Painted Wood; generally in good condition. No evidence of deterioration	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Generally speaking all seem good condition. Visual observations did not identify any deficient areas.	
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	Generally O.K. - No indication of particular problem. Visual observations did not identify any deficient areas.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	All interior roof drains. Visual observations did not identify any deficient areas. Snow cover to roof did not permit investigation.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No indications of any problems. Visual observations did not identify any deficient areas.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$0
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	No specific problems identified. Solid core wood interior doors and pressed steel frames. Insulated metal exterior doors and pressed steel frames.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No specific problems identified. Hardware functioning adequately for purposes required.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic hardware on exterior doors. Hardware functioning adequately for purposes intended.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Generally good condition. Clear anodized aluminium frames, cleat glazing, lower awning type vent sash	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Generally good condition. Hardware functioning adequately. Materials not indicating failure of components.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No specific indication of any problems. Severe winter conditions may show failure of envelope in specific areas.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$0

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Generally O.K. No indications of any problems. Severe winter conditions may show specific problem areas.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally O.K. No indications of any problems. Foundations and flooring are assumed to be of reinforced concret and do not indicate any problem areas.	
Other					
3.2	Materials and Finishes		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$15,000
3.2.1	Floor materials and finishes.	3		Generally VCT throughout. Paver tile in Vestibules. All sections in good condition. Carpet in Administration & Library is in good condition. Minor tile repairs .	\$5,000
3.2.2	Wall materials and finishes.	4		All Sections Painted Block or Painted Gypsum Wall Board.	
3.2.3	Ceiling materials and finishes.	4		Generally Acoustic tile, good condition. Painted gypsum wallboard in storage areas, Painted metal deck in Gymnasium and Stage, good condition.	
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	4	All	Generally O.K. Doors are solid core wood or painted hollow metal with pressed steel frames.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	All	Generally O.K. Painted Wood with Plastic Laminate Countertops.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally O.K. Classrooms and offices are equipped with school board recommended fixtures.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equipment seems adequate. Standard supplemental equipment is evident for specific area needs (library shelving, computers, audio-visual, etc).	
3.2.8	Washroom materials and finishes.	3	All	VCT & CMT Floors, GWB Ceilings, P.Lam. Vanities. All seem good condition,. Toilet partitions good condition. Barrier free compliance not complete -stall doors not correct, accessories not complete, clearances not maintained, Infirmary toilet not barrier free. Upgrade specific problem items as required.	
Other					\$10,000
3.3	<b>Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	\$0
3.3.1		4	All	Non Combustible, Non Sprinklered.	
3.3.2		4	All	Evidence of Fire Separations or Smoke Barriers throughout building. 11/2 hour doors noted in some areas	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	11/2 hour doors noted at some corridor locations. 11/2 hour door at Boiler Rm. Not possible to determine ratings of materials in general.	
3.3.4	Exiting distances and access to exits.	4	All	No obvious problems.	
3.3.5	Barrier-free access.	4	All	Generally School seems accessible. Exits from portables have stairs with handrails. Barrier Free Washrooms.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		None provided by Edmonton Catholic Schools. None identified in search at Edmonton Catholic Schools library.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None identified	
Other		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Richard a 5 or totally adequate rating related to Code issues. While compliance with 1997 Code is not a requirement now, alterations identified in this report may in the eyes of the Plans examiner be considered substantial alterations to the building and compliance then a requirement.	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$15,000</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	Site	Sanitary drainage from the building is discharged into the municipal sanitary sewer system. Site storm water is via roof drains into the sites storm sewer system. A catch basin is located in the parking lot on the south face of the building. No problems	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Site	Hose bibs located around the building. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All	Municipal fire hydrant located within acceptable distance from the building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	Hand held extinguishers are aged. Extinguishers should be upgraded and positions reviewed.	\$5,000
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	\$10,000
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Municipal water supply is located in the mechanical room. Pressure, quality and volume of system appears adequate	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow prevention is present on the boilers make up water supply and main service.	
4.3.4	Piping and fittings.	4	All	Supply piping and valves are in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Plumbing fixtures are aged but in good working order. Flush valve back supports poor in most washrooms. Provide flush valve support.	\$5,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	DWH. Rudd model SL85-250 625MBH input capacity. Heater and circulating pump are aged but in good working condition. Replace heater and pump soon.	\$5,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	N/A			
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).	3	All	Heating water is produced by a two Raypak copper tube boilers. Model 4353WT, with an input capacity of 1270MBH. Two inline pumps circulate heating water to perimeter radiation and entrance force flows. Equipment has reached average life expectancy and should be replaced soon.	\$150,000
4.4.2	Heating controls (including use of current energy management technology).	3	All	Heating controls are original electric/pneumatic, valves and space temperature sensors. Some components have reached the end of serviceable life.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion air is provided and chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Chemical treatment is regularly maintained through chemical pot feeder access.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Boiler safeties are in place and appear in good condition.	
4.4.6	Heating air filtration systems and filters.	4	All	Dry media filters are maintained on a regular basis. No problems noted.	
4.4.7	Heating humidification systems and components.	4	All	Electric humidifier is controlled manually. No problems noted.	



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	Heating distribution pipework is in good condition and no deficiencies noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation is in good condition.	
4.4.10	Heat exchangers.	N/A	All		
4.4.11	Heating mixing boxes, dampers and linkages.	N/A	All		
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	No problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Heaters and controls are in good condition.	
Other					

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.	3	All	AS#1 is a built up constant volume air handler, located in the mechanical room. This unit serves class rooms general area and corridors. System capacity is marginal. AS#2 serves the gymnasium and is located on the upper mechanical room floor. Capacity appears to be adequate, however, components have reached the end of average life and should be upgraded.	\$42,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Data not available on cfm and occupancy. Systems were designed to standards applicable at the time of construction which are significantly less than current standards. Systems do not have the capacity to meet current standards.	Costs included in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	Air is distributed throughout the building via galvanized ductwork and ceiling diffusers or grilles. Ductwork requires cleaning. Some internal rooms have no ventilation supplied. Clean and disinfect ductwork. Modify distribution to serve deficient areas.	\$15,000
4.5.4	Exhaust systems capacity and condition.	3	All	Washroom exhaust systems are in poor condition, fans are marginal. Replace.	\$10,000
4.5.5	Separation of out flow from air intakes.	4	All	Adequate separation was noted between exhaust and intake air systems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<b>Note: Only complete the following items if there are separate ventilation and heating systems.</b>				
4.5.7	Ventilation controls (including use of current energy management technology).	3	All	Ventilation controls are electric/pneumatic with little use of current energy management technology. Replace and upgrade control system.	Costs included in 4.7.1

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.8	Air filtration systems and filters.	4	All	Dry media filters are maintained on a regular basis. No problems noted.	
4.5.9	Humidification system and components.	N/A	All		
4.5.10	Heat exchangers.	N/A	All		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	All	Components have exceeded average life expectancy, replacement required.	Costs included in 4.5.1
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Building controls are electric/pneumatic, systems have reached the end of serviceable life. Replace with new EMCS system.	\$100,000
	Overall Mech Systems Condition & Estim. Costs				\$337,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	400A main distribution 120/208v 3phase. Main distribution fed from padmount transformer. Distribution CDP at 50% capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Exterior lighting is adequate for safety purposes. Lighting consists of both Incandescent lights and HPS lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Vehicle plug-ins meet requirements for the number of staff. Total of 10 duplex receptacles, all in good condition.	
	Other				
5.2	Life Safety Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Edward 6500 system, non addressable. 7 Zones are in use. The system was recently tested. Annunciator located in electrical room.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Existing emergency lights are twin head with remote batteries found in the building. All batteries are tested monthly, and replaced or fixed as required.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	All exit lighting throughout main school are in adequate locations. Exits are not connected to battery power. Exit lights are incandescent.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	Recommend surge protection be added	\$5,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels are in good condition. All panels are at approximately 90 - 95% capacity	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	All wiring is in good condition. Wiring consists of mainly conduit All classrooms have limited receptacles and more are required. Pac poles are found in the computer classroom.	\$4,500
5.3.5	Motor controls.	4	All	All motor controls are easily accessible and are all marked appropriately. MCC is located in the mechanical room.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	\$104,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Interior lighting consists of all magnetic ballasts and 40w fluorescent tubes. All lighting appears to be original with no upgrades. Lighting levels within the classrooms, library and computer classroom meet IES standards for schools. The gymnasium lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All lighting should be looked at for energy consumption savings. The lighting fixtures should be replaced with new energy efficient ballast and 32W fluorescent tubes. All exit lights should be upgraded to LED type.	
Other					\$104,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$0
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Existing telephone system is adequate for user. Telephone system currently has 3 incoming lines, and 1 facsimile line.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Existing public address system is a new model Dukane 3200 complete with tuner and tape deck. System works with no user complaints.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	School has all new category 5 cabling installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	All new cabling in surface plastic mold or installed in conduit c/w wall jacks. Pac poles are also used for the cat5 cables	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Existing telecommunication point is located within the photo copy room. Telecommunications board has room for growth and is easily accessible.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	New hubs can be found in the school. All computers are on dedicated circuits. Computer room has keyed power switch to all computers.	
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	School is equipped with a security system consisting of motion sensors.	
5.6.3	Master clock system (if applicable).	N/A			
Other		N/A			
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				\$113,500

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems evident. Foundations were concealed by behind perimeter skirting.; staff advised that mai	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Presently acceptable. Numerous stains noted on ceiling tiles, recommend replacement (allow 50% reuse of existing materials)	\$7,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Generally O.K. Some minor deterioration, chipped pt. Etc.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Generally good.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Stained & damaged ceiling tiles. Walls and floors in generally good condition.	See 6.1.2
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted wood or painted wood with plastic nosing. Generally good.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Generally Good.	
6.1.8	Heating system.	3	Four forced air furnaces have exceeded life expectancy and require replacement.	\$7,000
6.1.9	Ventilation system.	3	Furnaces provide little ventilation air and should be addressed during unit replacement.	Costs included in 6.1.8
6.1.10	Electrical, communication and data network systems.	4	-Newer surface fluorescent luminaires - 600 lux illumination in classrooms -Same systems elements as per Sections 5.6, 5.7 -Typically 3 receptacles per classroom; two at front and one at rear	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	None identified	
6.1.12	Barrier-free access.	F.I.	Steps at classroom exits. F.I. Required to confirm acceptability.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$14,000</b>

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9		747.4	3 4p	80 100	720	347.4	
7.2	Science Rooms/Labs					95	95	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, D	2		160.6	1	130	310	-239.4	
					2	90			
7.4	Gymnasium (incl. gym storage)	1		415.1			473	-57.9	Gym Sto. Not identified on Data Sheets. Area estimated.
7.5	Library/Resource Areas	1		113.8	1	150	150	-76.2	
7.6	Administration/Staff, Physical Education, Storage Areas	13		140.05	1	361		-344.95	
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)			584.51	1	586	586	-179.49	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	<b>Overall Space Adequacy Assessment</b>			2252.21			2902	-649.79	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Building Code	Edmonton Catholic Schools provided a document entitled "Educational Facilities Master Plan 2007" dated March 1998 to the study team. This documented a physical evaluation of the schools similar to this study. The Educational Facilities Master Plan gives St. Richard a 5 or totally adequate rating with reference to Building Code issues. No specifics are given for the reasons for this rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work or costs for 1997 Alberta Building Code Compliance has not been identified. Further Investigation may be required.
Building Code Cont'd	
List of Reports/ Supplementary Information	<p>Educational Facilities Master Plan 2007  Edmonton Catholic Schools March 1998  Inventory of Core School Buildings – Edmonton Catholic School District Summary From Alberta Education School Buildings Service Areas in m2  Roofing Projects Revised July 22, 1999  1997 B.Q.R.P.  1998 B.Q.R.P.  1996 B.Q.R.P.  1995 B.Q.R.P.  1993 B.Q.R.P.  Heating, Ventilation and Air Conditioning Systems  Portable Classroom Locations – Edmonton Catholic Schools  Edmonton Catholic Schools Fire Alarm Systems  Consultants for School Facilities  Edmonton Catholic Schools – Legal Description December 01, 1998  Inventory of School Buildings – Edmonton Catholic Schools November 05, 1999  Edmonton Catholic Schools – Gymnasium Inventory  Edmonton Catholic Schools – 1999/2000  Summary of Minor Modernization Projects From 1990 through to 1999  Major Modernizations and Additions  Summary of Alternately Funded Renovation Projects  Standard Assessment and Utilization Report 0018 Edmonton RCS REG DIV #40</p> <p>Data Sheets</p> <p>St. Richard      No Data Sheet Provided (Plans with some room areas only)</p> <p>Mini-Plans  St. Richard      March 1982 – Last Rev. Dec. 1997</p>