	School Name:	**St. Thomas More Junior High School**				School Code:	**8228**
	Location:	**9610 - 165 Street, Edmonton, Alberta**				Facility Code:	**2032**
	Region:	**Central**				Superindendent:	**Mr. Garnet McKee**
	Jurisdiction:	**Edmonton Roman Catholic Schools Regional Division #40**				Contact Person:	**Mr. Ken Yakimovich**
						Telephone:	**(780) 453-4500**
	Grades:	**VII - IX**				School Capacity:	**515**

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	1968	2	5336.2	Masonry construction Flat roofs, brick exterior, stucco canopy	Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in this section of the school. The ventilation system consists of two (2) indoor mounted air handling units complete with coil and overhead ductwork.	The Boiler Plant serving this 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. Therefore, the heating & ventilation system does not require modification.
Additions/ Expansions						

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

Upgrading/ Modernization (identify whether minor or major)	1988			Fire alarm upgrading.	The modernization was a majnor modernization for the mechanical system. The new hot water heating boiler was installed	The new mechanical system meets present ventilation codes and ASHRAE 62-1989 standards.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None		
List of Reports/ Supplementary Information	Fire alarm test conducted in 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Add chain link fence. Replace poor sidewalks Provide curb cut.		$ 26,850.00
2	**Building Exterior**	Roofing inspection recommended. Replace exterior doors. Provide seals to openers, repair blinds.		$ 168,600.00
3	**Building Interior**	Replace carpet and ceiling tiles. Repaint walls, doors and frames. Replace some doors. Replace lockers, toilet partitions add acoustic treatments. Provide elevator, automatic opener and WCs.		$ 321,750.00
4	**Mechanical Systems**	The existing hot water heating system can be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, the existing heating & ventilation system does not require modification. In 1996 major renovation to mechanical system was completed.		$ -
5	**Electrical Systems**	Building electrical system is in good condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code.		$ 232,700.00
6	**Portable Buildings**	None		$ -
7	**Space Adequacy:**			
	7.1 Classrooms	Slightly Excessive	172.20	
	7.2 Science Rooms/Labs	Somehat Deficient	-81.10	
	7.3 Ancillary Areas	Slightly Deficient	-39.80	
	7.4 Gymnasium	Somehat Deficient	-105.80	
	7.5 Library/Resource Areas	Slightly Excessive	25.40	
	7.6 Administration/Staff Areas	Slightly Deficient	-60.90	
	7.7 CTS Areas	Somewhat Excessive	178.40	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	789.80	
	Overall School Conditions & Estim. Costs		898.20	$ 749,900.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Large site, adequate.	$ -
1.1.2	Outdoor athletic areas.	4	Two soccer fields, baseball diamond. Paved basketball area with six hoops/	$ -
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		$ -
1.1.4	Site landscaping.	3	Grass throughout and mature trees in front yard - adequate. Additional trees at rear. Cut back branches at flag pole.	$ 250.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around play field. Rails at parking lot. Flag pole. Bike stands, all in good condition.	$ -
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Adjust grades at northeast entry. Remainder of site has good drainage.	$ 300.00
1.1.7	Evidence of sub-soil problems.	N/A		$ -
1.1.8	Safety and security concerns due to site conditions.	2	Add chain link fence to prevent vehicle access to play fields. Security issue.	$ 6,000.00
Other				$ -

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	Two access points to parking lot. Pedestrian access good to all entrances.	$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on site roads.	$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site from surrounding streets, adequate.	$ -
1.2.4	Fire vehicle access.	4	From surrounding streets, adequate.	$ -
1.2.5	Signage.	4	On the building, and free standing. 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).	4	18 stalls for staff and 2 for maintenance. Visitor and Capital Health parking on streets. Adequate. No designated stall for disabled, easily achievable.	$ -
1.3.2	Layout and safety of parking lots.	4	Adequate and safe.	$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paved - good drainage.	$ -
1.3.4	Layout and safety of sidewalks.	2	Gym exit pads pulled away, replace both. West side paving stones in poor condition. Replace with concrete. A lot of movement in winter on west side. Layout is adequate.	$ 18,800.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and paving slab combination. Good drainage.	$ -
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts, provide curb cuts.	$ 1,500.00
Other				$ -
	Overall Site Conditions & Estimated Costs			$ 26,850.00

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	1968	Concrete beams in good condition. No sign of structural problems.	$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1968	Walls in good condition. No sign of structural distress.	$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968	Roof structure appears in good condition, no signs of deterioration or structural distress observed or reported.	$ -
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).	2	1968	Tar and gravel roofing. Two storey portion still original. Lower roofs on north side reroofed with tar and gravel and SBS over mechanical room. Evidence of water staining on 2nd floor ceiling tiles. Recommend re-roofing of the two storey portion.	$ 138,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1968	Access from within building - adequate. Roofing accessories appear in good condition.	$ -
2.2.3	Control of ice and snow falling from roof.	4	1968	No issues reported with regard to ice and snow hazard.	$ -
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	1968	Brick veneer throughout, no signs of deterioration observed. All exterior brick appears in good condition.	$ -
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1968	Soffits over entrances stucco - in good condition. Parapet flashings G.I. Metal. Front face painted. Consider replacement when reroofing two storey portion. Flashings adequate for now.	$ -
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	1968	No evidence of air movement.	$ -
2.3.4	Interface of roof drainage and ground drainage systems.	4	1968	Good interface of drainage systems, no issues observed.	$ -
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1968	In good condition, no evidence of damage or deterioration due to frost or movement.	$ -
Other					$ -

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).	3	1968	Provide new weatherstripping to all exterior doors. Replace wood exterior doors with insulated metal. Allow for ten doors. Repaint frames. Replace door closers. Replace three sets of hardware.	$ 20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968	Most in reasonable condition. Some poor. Replace with item 2.4.1	See 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1968	Panic hardware in good condition. No safety issues.	$ -
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1968	Aluminum windows with integral venetian blinds, in good condition.	$ -
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968	Repair torn screens, repair blinds where required. Provide new seals to all openers.	$ 10,600.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1968	No signs of infiltration damage.	$ -
Other					
	Overall Bldg Exterior Condition & Estim Costs				$ 168,600.00

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	1968	Block walls - no issues, good condition throughout. Drywall walls on second floor - **See 3.2.2**	$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1968	Good condition throughout, except for large expansion crack in the second floor hallway. Provide proper expansion joint.	$ 4,750.00
Other					$ -
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1968	VCT tile in hallways and classrooms - in good condition Carpet in office and library - in good condition. Sheet flooring on second floor hallways - poor along north hall. Repair risers in central stairs. Carpet in drama room poor - replace with VCT	$ 8,800.00
3.2.2	Wall materials and finishes.	3	1968	Concrete block painted - in good condition. Drywall walls in portion of second floor - in poor condition. Repainting required. Black walls in drama to be repainted.	$ 11,600.00
3.2.3	Ceiling materials and finishes.	2	1968	T-Bar ceilings, replace stained tiles throughout. Replace tiles in hallways and stairwells.	$ 73,500.00

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.	2	1968	Wood doors in metal frames. Repaint all doors, provide kickplates to all classroom doors. Replace all existing kickplates, allow for replacement of 20 doors and repaint all frames in hallways.	$ 28,900.00
3.2.5	Millwork	4	1968	Painted plywood with plastic laminate tops, in reasonable condition.	$ -
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1968	Lockers in poor condition, recommend replacement. Chalkboards and whiteboards combination adequate.	$ 42,700.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1968	Gym - Six basketball hoops, sports flooring, stage, all in good condition.	$ -
3.2.8	Washroom materials and finishes.	3	1968	Floor - Mosaic tile - Good condition Walls - Glazed Block and ceramic tile Ceilings - T-bar - poor condition **See3.2.3** Metal toilet partitions in poor condition, replace all.	$ 22,500.00
Other		2	1968	Poor acoustics in gym. Poor acoustics in drama room Remove tentest tiles in gym, provide new acoustic treatment.	$ 26,000.00

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	1968	Non combustible construction, non-sprinklered.	$ -
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1968	Adequate throughout.	$ -
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1968	Appears adequate	$ -
3.3.4	Exiting distances and access to exits.	4	1968	Adequate.	$ -
3.3.5	Barrier-free access.	2	1968	Not provided, no elevator, provide lift. No automatic door opener, provide opener. No WC provided, provide WC.	$ 103,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1968	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)	N/A			$ -
Other		4	1968	Significant black dust deposits on ceiling tiles from all mechanical diffusers. Cleaning of ductwork recommended. Examine filters, maintenance issue.	
	Overall Bldg. Interior Condition & Estim Costs				$ 321,750.00

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).	5	All sections	The site drainage system is surface type system and is in good condition. No water accumulation was identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All sections	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.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All sections	The standpipe system is in good condition.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	All section	Natural gas central shut-off valve and flamable sotorge area are fine.	
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 one (1) natural gas fired heaterand storage tank. 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. Storm system inside of the building is also 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 consist of one (1) natural gas fired Cleaver Brook boiler and two (2) heating pumps. The system is not complete with glycol. The heating capapcity is fine.	
4.4.2	Heating controls (including use of current energy management technology.	4	All sections	The existing mechanical system is using pneumatic control system. DDC control system is 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 an 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.	4	All sections	Humidification system consists of steam boiler type system. The system is not operationl.	

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).	5	All sections	The hot water heaating 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.	5	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	5	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	5	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 hot water system serving the Gymnasiumis in fine condition. The system does not require modification.	
4.4.13	Zone/unit heaters and controls.	5	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and 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.	5	All sections	Two (2) air handling units are serving the entire school,. One (1) unit is serving the Gymnasium, the other is serving the rest of the school. The air handling units can meet the present ventilation codes and the ASHRAE 62-1989 Standards. No modification is required in the forseable future.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	The air handling unit is capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All sections	The air distribution system is via ceiling space. The air changes provided to each Classroom 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).	4	All sections	The fume extractions and dust collection systems serving I.A. area are in good condition and are operational.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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 DDC pneumatic control system, which is current technology system and 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.	4	All sections	The humidification system is evaporative type system. The entire system is fine.	
4.5.10	Heat exchangers.	5	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).	4	all sections	The chiller and condensers serving air handling unit applicable for classrooms are fine.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	all sections	The ductwork system is a standard low velocity system and is in fine condition.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	all sections	The control system is using pneumatic DDC components. The system is fine.	
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.	5	All sections	The existing control system is pneumatic DDC control sysytem and is using the current energy management technology.	
	Overall Mech Systems Condition & Estim. Costs				

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		Underground electrical service 1600A 3 Phase 120/208V. Main service was installed in 1968. The peak demand in the last 12 months was 190 kVA = 530A. The service is original and in good condition. Federal Pioneer distribution equipment.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		The Building Lighting is in good condition. No safety concerns. HID lighting around perimeter of building.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Adequate capacity to handle all staff and teachers. Total of ten (10) existing car plugs. Plugs 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).	4	1968	The fire alarm control panel is a Simplex 4002 and was installed in 1988. Panel is in good condition. 20 zone panel with 5 spare zones.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1968	Emergency lighting, is in good condition. Fluorescent lighting in classrooms and corridors fed from emergency generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1968	Exit signs are old. Incandescent style. Replace with new energy efficient LED exit lights.	$2,000.00
Other		3	1968	There are 11 existing bells. Provide 11 new strobe lights.	$2,200.00

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.	2	1968	Panels are at 90% of capacity. Panels are in good condition. Provide 2 new panels for additional dedicated outlets for computers.	$2,500.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1968	Emergency generator is an ONAN Model # 12JC-4R15681R. Generator is 120/208V 3 Phase 12.5kVA, 0.8F, 41.5A. Well maintained. Server is fed from UPS backup.	
5.3.4	General wiring devices and methods.	4	1968	Wiring is in good condition. All wiring is original to building. Copper run inside of conduit.	
5.3.5	Motor controls.	4	1968	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	1968	Computer Lab 700 Lux; Library 600 Lux; Classroom 650 Lux; Office Area 600 Lux; Gym 200 Lux; Home Economics 900 Lux; Science Lab 800 Lux; CTS Area 800 Lux; Arts Area 900 Lux. Gym lighting is inadequate. Very dim. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	$213,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	1968	There are PCB Ballasts. All PCB Ballasts have not been replaced. Remove all existing ballasts.	$7,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1968	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					
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1968	There are 4 outside lines, and 1 fax line. Nitsuko telephone system.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1968	P.A. System is in good condition. Bogen Model BA 225. Cable TV installed to each classroom. No satellite or CCTV. Paging over the telephone system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1968	Category 5 installed 97. Installed to each classroom and office.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1968	Free-aired above ceiling space. All drops are conduit concealed in walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	1968	No capacity for growth. There is no ventilation. Server located in 2nd Floor server room. Centercom 3016 TR superstack. Provide new 24 port hub and patch panel. Provide new exhaust fan.	$4,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	1968	No dedicated outlets provided. Provide new dedicated outlet in each classroom.	$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	1968	Telsco monitoring system with motion sensors in corridors and office area. The system is in good condition.	
5.6.3	Master clock system (if applicable).	4	1968	Clocks are both battery operated and 120V. Clocks are in good condition.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$232,700.00

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.		**Not Applicable**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			$ -
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			$ -
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			$ -
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			$ -
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			$ -
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			$ -
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			$ -
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			$ -
6.1.12	Barrier-free access.			$ -
	Overall Portable Bldgs Condition & Estim Costs			$ -

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	74.80	972.20	10	80	800	172..20	
7.2	Science Rooms/Labs	2 1	97.50 83.90	278.9	3	120	360	-81.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	130.40 82.40 147.40	360.2	1 3	130 90	400	-39.8	
7.4	Gymnasium (incl. gym storage)	1 1 1	446.70 28.10 74.40	549.2	1 1	595 60	655	-105.8	Gym with stage
7.5	Library/Resource Areas	1		255.4	1		230	25.4	
7.6	Administration/Staff, Physical Education, Storage Areas			522.1			583	-60.9	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	
	7.7.2 Home Economics	1		130.7				130.7	
	7.7.3 Industrial Arts	1		277.7				277.7	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1989.8			1200	789.8	
	Overall Space Adequacy Assessment			5336.2			4458	898.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments