	School Name:	St. Vincent				School Code:	229
	Location:	10530 - 138 street Edmonton, Alberta T5N 2J6				Facility Code:	2033
	Region:	Central				Superintendent:	Dr. Dale W. Ripley
	Jurisdiction:	Edmonton RCSSD No. 40				Contact Person:	Mr. Garnet McKee
						Telephone:	(780) 453-4500 (Garnet)
	Grades:	K-VI				School Capacity:	Total 425

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	1952	1	466.7	Framed/Asphalt Shingles	Hot water perimeter heating; exhaust only ventilation	
Additions/ Expansions	1953 1955 1960 1969	1 1 1 1	413.4 1059.8 258.6 1529.1	Framed/Asphalt Shingles Framed/B.U.R. T & G Framed/Asphalt Shingles Masonry/B.U.R. T & G	1952; 1953; 1960: Hot water perimeter heating; exhaust only ventilation. 1969: Steam boiler to hot water for heating; separate ventilation system.	

						Evaluator's Name:	Bill Vance
						& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1992 1993 1995 1997 1999					-Minor Modernization construct Time-out Rm. off Science Rm. #117. -Minor Modernization upgrade gym storage facilities to E.C.S.B. standards, expand Staff Rm. & upgrade kitchen area. -Minor Modernization upgrade A.V. Rm. to a Literacy Center with computer lab that will be integrated to Language Arts/Social/Science, access the Library as a reference center working area & media center. -Minor Modernization convert Office to Science Preparation Rm. with sink. -Minor Modernization expand & upgrade General Office.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
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**	Showing signs of age. School needs a more identifiable main entrance.	$34,000
2	**Building Exterior**	Generally good condition considering range of age, some original windows are due for replacement. Settlement problem in one or two sections requires further investigation.	$73,850
3	**Building Interior**	An older school with tired looking finishes. Attention required in a range of areas.	$114,000
4	**Mechanical Systems**	Install new ventilation systems in all wings except 1969 wing; replace entrance heater.	$288,000
5	**Electrical Systems**	Insufficient receptacles in classrooms and work areas for safe and adequate use of equipment. Upgrading of some panels required to accommodate the additional receptacles.	$99,000
6	**Portable Buildings**		$0
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient 162.5 S.M.	
	7.2 Science Rooms/Labs	Deficient 14.4 S.M.	
	7.3 Ancillary Areas	Deficient 39.6 S.M.	
	7.4 Gymnasium	Surplus 71 S.M.	
	7.5 Library/Resource Areas	Deficient 42.3 S.M.	
	7.6 Administration/Staff Areas	Deficient 207.5 S.M.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 551.9 S.M.	
	Overall School Conditions & Estim. Costs	Architectural, Mech. And Elec. work required. Area Surplus 156.6 S.M.	$608,850

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			$5,000
1.1.1	Overall site size.	4	Appears adequate. Expansion potential principally to North and West	
1.1.2	Outdoor athletic areas.	4	Snow cover limits observation. No particular problems evident.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Appears to be O.K.	
1.1.4	Site landscaping.	4	Snow cover limits observation. Some grassy areas appear very uneven and not providing positive drainage away from building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Railings often bent or out of alignment.	$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Signs that drainage may not be away from building west side of 1969 addition.	$2,500
1.1.7	Evidence of sub-soil problems.	F.I.	Generally appears O.K. May be a subsoil problem related to movement in 1955 building. See 2.1.1	
1.1.8	Safety and security concerns due to site conditions.	4	Generally O.K.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			$18,000
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Most active part of the school from a visual point of view is not actual front entrance which leads to some confusion. Entrance needs better identity.	$15,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt. Snow cover made condition assessment difficult. No problems evident.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-Site, City of Edmonton streets utilized. Two different areas utilized. Stop on North side not visible from main administrative section of school. No cost identified for this item.	
1.2.4	Fire vehicle access.	4	Appears acceptable from City of Edmonton streets. Gate access to grounds North west end of playing fields.	
1.2.5	Signage.	3	Better signage might contribute to more legible school entrance.	$3,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			$11,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Approximately 29 stalls with 20 outlets. No designated space for disabled.	$1,000
1.3.2	Layout and safety of parking lots.	4	Parking area appears congested. No cost identified for this item.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. No apparent surfacing or drainage problems in parking.	
1.3.4	Layout and safety of sidewalks.	4	Layout appears satisfactory.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Asphalt surface west side of 1952/1953 requires replacing.	$10,000
1.3.6	Curb cuts and ramps for barrier free access.	4	Front Door and Gym Addition South Entrance appear accessible without steps.	
Other				
	Overall Site Conditions & Estimated Costs			$34,000

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).	F.I.	1952 1953 1955 1969	O.K. considering age of structure Evidence of movement at South End which may be linked to 1955 addition condition. Rest O.K. Potentially significant signs of movement east side O.K. Heaving/sloping floors as one would expect in linked frame structures of this age. No apparent structural problems with the exception of settlement primarily East side of 1955 but some evidence there is an effect on the 1953 section.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1952 1953	O.K. considering age of structure Evidence of movement at South End which may be linked to 1955 addition condition. Rest O.K. Signs of movement resulting from floor condition O.K.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I.	1952 1953 1955 1969	O.K. considering age of structure. Evidence of movement at South End which may be linked to 1955 addition condition. Rest O.K. Signs of movement resulting from floor condition Roof not accessed due to winter condition. No signs of problems from a at grade perimeter visual inspection	
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**	$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	1952 1953 1955 1960 1969	Asphalt shingles reroofed 1997 Asphalt shingles reroofed 1997 Asphalt shingles reroofed 1984, 1997 Asphalt shingles reroofed 1997 BUR on metal or concrete deck, reroofed 1992 No roofing inspection reports provided by school jurisdiction. Roof not inspected winter conditions. Above information from Edmonton Catholic Schools Roofing Projects, revised July 22, 1999. No roofing reports identified at Edmonton Catholic Schools Service Centre Library On the day the inspection was conducted new snow was present therefore it is somewhat difficult to assess roof condition. It appeared as if there was some curling/wear evident in the shingles in the 1955. This is not consistent with the records which show reroofing in 1997. reassessment in non winter conditions may be required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	From what could be observed no obvious signs of any problems.	
2.2.3	Control of ice and snow falling from roof.	4	1952 - 1960	Asphalt shingles no problem identified. Flat roof area not likely to be a problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1952-1960 1969	None No obvious signs of problems.	
Other					

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	1952 1953 1955 1960 1969	Stucco/Pre-finished metal - finishes show age but generally O.K. Stucco/Pre-finished metal - finishes show age but generally O.K. Stucco/Pre-finished metal - finishes show age but generally O.K. Stucco/Pre-finished metal - finishes show age but generally O.K. Stucco, Ptd. Block Considering age of building(s) finishes appear to be well maintained.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Generally good condition	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	1955 All other	Evidence of Air Movement within structure, stained tiles South end of addition. Generally good.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No indicators of problems	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1955 1952- 1960 1969	Cracking noted. Generally good condition considering age Generally good Generally good	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	$73,850
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1952- 1960 1969	Staff indicate problem of binding doors in springtime. Doors generally good although pt. Chips evident. Generally good some pt. Chipping.	

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		Generally O.K. but showing signs of age	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		No problems noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1952 1953 1955 1960 1969	Replacement windows 1985 - good Replacement windows 1985 but not in North Entrance Replacement windows 1985 - good Replacement windows 1985 - good Generally good condition considering age. - good	$3,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Generally good all sections with exeption of North Vestibule 1953	$350
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No indications of significant problems	
Other		3		Mechanical Systems Upgrades may require additional building space to accommodate requirements. Allowance is based on 3% of non Gross Building Area.	$70,000
	Overall Bldg Exterior Condition & Estim Costs				$73,850

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.	1952-1960 1955 1969	Generally O.K. considering age Potential problem East side mostly evident in floor. Generally O.K.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1955 1952-1960 1969	Signs of potentially significant problem. False floor created to compensate for drop at perimeter Generally O.K. although humps and unevenness as one would expect for wd. structure this age. Good	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	$89,000
3.2.1	Floor materials and finishes.	3	1952-1960 1969	VCT, Sheet Floor, Carpet generally showing age although O.K. library computer area. Humps/slopes unevenness due to frame structure of varying age Generally O.K.	$22,000
3.2.2	Wall materials and finishes.	3	1952-1960 1969	Ptd. Plaster or Ptd. Wood. Materials generally O.K. but cracks movement years of repainting leave surfaces looking tired and worn. Repaint high traffic areas. Ptd. Block or GWB generally O.K. some chipping.	$10,000
3.2.3	Ceiling materials and finishes.	3	1952-1960 1969	mixture of T-Bar (corridor) and adhered acoustic ceiling tile, some plaster. Some cracking noted. Materials show age. Possible asbestos content in ceiling tiles. T-Bar marginal condition - definitely due for replacement particularly in corridor areas. Allowance is for 20% building area replacement T- Bar Mechanical and electrical upgrades make replacement of ceilings necessary. 35% non 1969 plus	$35,000
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	1952-1960 1969	Generally O.K. considering age. Springtime binding of doors in 1955 section where settlement is occurring. Generally O.K.	$2,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1952-1960 1969	Generally O.K., chipping - shows age, years of repainting. Computer Rm. 5 years old millwork is good. Generally O.K.	$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No significant problems identified.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No significant problems identified.	
3.2.8	Washroom materials and finishes.	4	1952-1960 1969	Tile floors, tile plaster walls. Good condition considering age. No cost attached. Tile floors, tile or ptd. Block walls.	
Other					
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**	$25,000
		F.I.		Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St. Vincent as unsatisfactory or unsafe rating related to Code issues. While compliance with 1997 Code is not a requirement now, the 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.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1952-1960 1969	Combustible, Non-Sprinklered Non-Combustible,Non-Sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appears to be separation between 1969 addition and remainder of schools. Doors between school/Daycare may be smoke barriers. Metal doors in 1955 section held open mechanically.	

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	1969	11/2 hour doors between 1969 section and rest of complex. Mechanical Rm. 11/2 hour doors.	
3.3.4	Exiting distances and access to exits.	4	All	No glaring unacceptable conditions.	
3.3.5	Barrier-free access.	2	All	School on one level - and theoretically accessible. Stage and Art raised areas not accessible. Main (East Entrance) and Gym addition accessible. No Barrier Free washrooms.	$25,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No audit provided by school jurisdiction. Possible asbestos content to ceiling tiles in 1952-1960 sections.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
	Overall Bldg Interior Condition & Estim Costs				$114,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				$0
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins in paved parking lot	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs (non-freeze) distributed around perimeter	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	$0
4.2.1	Fire hydrants and siamese connections.	4	1969	Fire hydrant across street south of school. Siamese connection (not close to main entrance).	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1969	Standpipe/hose system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1952, 1953, 1955, 1960, 1969	Adequate hand extinguishers are distributed throughout the school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		N/A	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	$0
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1952/1969	2" Water service extended from Municipal service.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1952, 1969	Backflow preventer installed; new domestic hot water circ pump, Grundfos VP15-42SF	
4.3.4	Piping and fittings.	4	All Wings	No evidence of leaks; none reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All Wings	Fixtures are old; replace as needed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1952, 1969	State gas fired hot water heater, Model SRB-50 (47,250 btuh input) (recently replaced - 7 years). State gas fired hotwater heater, Model SRT-300-NE6F D - 75 USG; 260,000 btuh (input - recently replaced.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All Wings	Roof drains connected on outside gutters (peaked roof); piped to storm drain.	
Other				N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	$27,000
4.4.1	Heating capacity and reliability (including backup capacity).	4	1952 1969	2 @ Crane No. 30 hot water boilers converted to natural gas; hot water system; 3 plumbing zones of temperature control. 1 @ Weil Mclean steam boiler at 12 psig, Model AL6B11; 1.3 million btuh input (installed in 1998). 1 @ Peerless steam boiler at 12 psig, Model 210-7-8; 1.26 million btuh input (original boiler).	
4.4.2	Heating controls (including use of current energy management technology.	4	All Wings	Individual room control; pneumatic stats.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1952, 1969	No combustion air evident. No evidence of chimney deterioration. Adequate combustion air. No evidence of chimney deterioration.	$5,000
4.4.4	Treatment of water used in heating systems.	4	1952, 1969	Good water treatment program is in place. Pot feeder assembly; sidestream filter; water is clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1952, 1969	Okay.	
4.4.6	Heating air filtration systems and filters.	N/A		N/A	
4.4.7	Heating humidification systems and components.	2	1952 1969	No humidification system. Humidification is not being used due to chemicals in boiler treatment program.	$10,000

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	1952, 1969	Piping appears to be in good condition; no leaks reported.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1952, 1969	Valves; pipe insulation in good condition.	
4.4.10	Heat exchangers.	4	1969	Steam to water heat exchanger in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All Wings	No problems reported.	
4.4.13	Zone/unit heaters and controls.	3	All Wings	Equipment is working; worn.	$12,000
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	$261,000
4.5.1	Air handling units capacity and condition.	2	1952, 1953, 1955, 1960 1969	No supply air ventilation system; exhaust ventilation only. HV system in good condition.	$180,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1952, 1953, 1955, 1960 1969	Exhaust ventilation only; no control of outside air into school System should be capable of delivering adequate air.	Refer to Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1952, 1953, 1955, 1960 1969	Inadequate. Ducted air supply.	Refer to Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	3	1952, 1953, 1955, 1960 1969	Exhaust missing from several rooms. Adequate exhaust sytsems. Adequate exhaust sytsems.	$18,000
4.5.5	Separation of out flow from air intakes.	4	1952, 1960, 1969	Adequate separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		N/A	
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	2	1969 1952 1953 1955 1960	Controls compressor. Devilbiss duplex Model 220 - 2 @ 1/2 h.p. complete with refrigerated dryer. System appears to be working adequately; start/stop through Andover energy management system. Provide digital controls with ventilation system upgrade.	$56,000
4.5.8	Air filtration systems and filters.	4	1969	Filters clean.	
4.5.9	Humidification system and components.	1	1952, 1953, 1955, 1960 1969	No humidification. Steam grid humidifier in air system is not operation; due to boiler treatment. Refer to Item 4.5.7	$7,000
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1969	Adequate ventilation distribution; no mixing boxes.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	$0
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All Wings	Andover energy management/DDC control and monitoring.	
	Overall Mech Systems Condition & Estim. Costs				$288,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	**Site Services**				$0
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1969	-Main distribution (1968), 600A, 3 phase, 208/120 VAC, approx. 4 breaker spaces for future -Underground feeders from pad mount transformer -Meter peak demand 52 KVA (assessed capacity 72 KVA @ 200A current transformer)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	-HPS wall units, canopy and door incandescent luminaires	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for approximately 70% of parking area, separate panel; relay controls for cycling from ECS central	
Other		4	All	-Telephone service overhead to main backboard in general office (recent installation upgrade)	
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	$0
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	-Simplex 4002 system, non addressable -9 zones in use, space for 6 additional device zones -Annunciator and graphic mimic at main entry -Generally devices exist where required in storage rooms, IA areas, etc. -Recently verified	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		-Dual head battery packs in key corridors, gymnasium, and in mechanical rooms -Tested every 3 months	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		-Exit luminaires generally where required -Exits not connected to battery back-up or emergency power -Exits are incandescent	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	$99,000
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TVSS	$4,000
5.3.2	Panels and wireways capacity and condition.	4	1969	-Components still available - not obsolete -Approximately one-third space in most panels	
		3	1952 1953 1955 1963	-Some of the panels have been upgraded to new panels -Remaining original panels are obsolete with no space for additions	$18,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		-None	
5.3.4	General wiring devices and methods.	F.I. 4	1955	-Recently renovated computer/library area utilize new panels, pak poles, and wiring/routing via crawl space	
		3	All	-Typically two receptacles per classroom, one at front, one at side or rear (insufficient) -Some surface conduit and wiring	$77,000
5.3.5	Motor controls.	4	1955	-Motor services and controls are generally splitter/disconnect/starter configurations	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	$0
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	-Newly renovated office, computer and library utilize newer type recessed and suspended luminaires -All other areas surface fluorescent with wrap around lensing, T8 lamps, electronic ballasts -All line voltage switched; block (row) switching -IlluminationLevels: Classrooms - 700 - 1000 lux Corridors - 500 - 700 lux Computer areas - 450 - 550 lux Offices - 670 - 700 lux Gymnasium - 700 - 800 lux Library - 450 - 600 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	-None	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	-Entire school has been upgraded to T8 lamps and electronic ballasts -Upgrade exits to full LED type -Upgrade gymnasium to HID lighting	
Other					

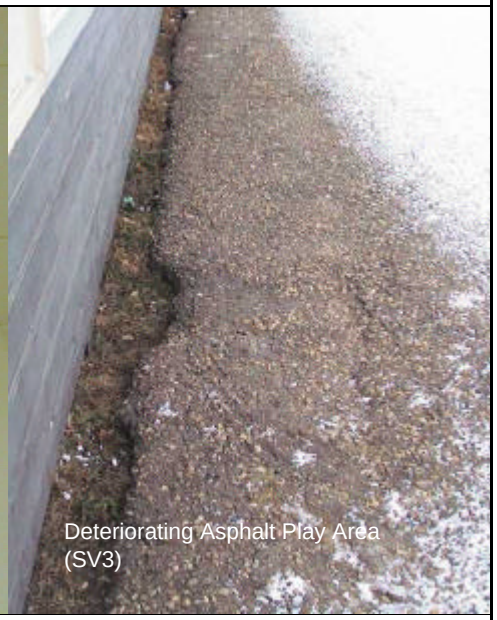
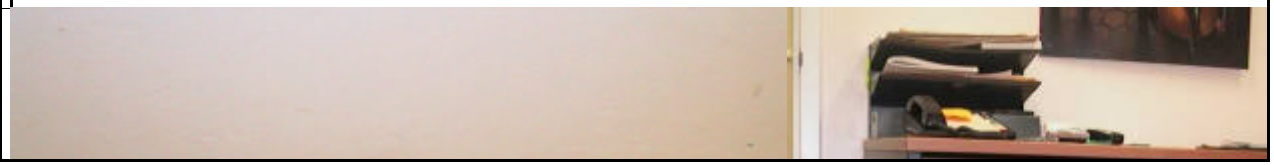
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	$0
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	-Recently upgraded telephone system Nitsuko DX in general office closet -Incoming multiline (25 pair) cable	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	-Classroom call and PA system Dukane Petcom 2200; surface speakers in classrooms and corridors with exposed cable -Front door buzzer/call bell system -Mix of recessed and exposed conduit/boxes/cabling for above systems	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	-Category 5 system (recently upgraded) -One dual outlet assembly in each classroom; also in teacher's office -Multi outlet assemblies in computer room and library utilizing floor pedestals	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	-Exposed conduit and surface plastic mold; also wiring via crawlspace -Use of pak poles and floor pedestals for computer rooms and library clusters	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Central hub closet adjacent to main office Small but well structured system via crawlspace and new conduit/wireway	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		-Dedicated circuits only in recently renovated computer room, library areas	
Other					

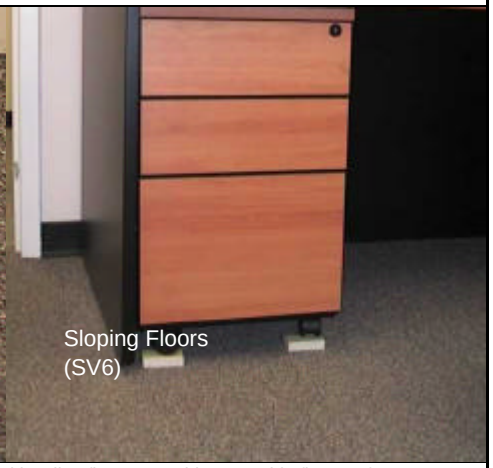
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	$0
5.6.1	Site and building surveillance system (if applicable).	N/A	All	-None	
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -10 zones, 2 spare (all intrusion detectors) -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4	All	-None -All building sections utilize local electric clocks	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				$0
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				$99,000

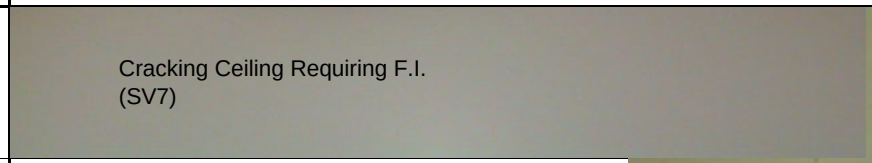
Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	N/A	None	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof 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			$0

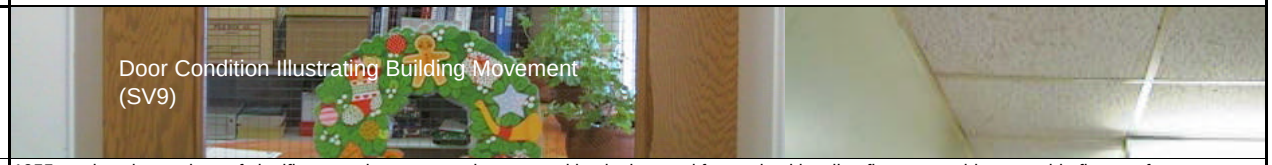
Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12		797.5	12	80	960	-162.5	
7.2	Science Rooms/Labs	2		175.6	2	95	190	-14.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		270.4	1 2	130 90	310	-39.6	
7.4	Gymnasium (incl. gym storage)	3		544	1 1	43 430	473	71	
7.5	Library/Resource Areas	1		157.7	1	200	200	-42.3	
7.6	Administration/Staff, Physical Education, Storage Areas	18		297.5			505	-207.5	
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)	17		1428.9			877	551.9	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			3727.6			3515	156.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments
General	Principal's summary comments focussed on poor electrical (under provision of outlets), lack of ventilation and "Second Rate" aesthetic quality of school due to age/number of additions.
1955	Further Investigation for sloping floors in 1955 section to ensure structure is stable.
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 Facilites Master Plan gives St. Vincent a 1 or unacceptable or unsafe 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 Jurisdication 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
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.
	 Discreet Main School Entrance (SV2)
(SV2)	Main school entrance is difficult to identify particularly from main vehicular access on 105 Avenue

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Air Infiltration 1952 Section (SV4)  Deteriorating Asphalt Play Area (SV3)
(SV3)	Asphalt play area in need of repairs on West side of 1952 - 1953 Addition.
(SV4)	Staining on ceiling tiles suggests there may be some air movement above the ceiling space.
	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Floor Infill to Compensate for Floor Slope (SV5)  Sloping Floors (SV6)
(SV5)(SV6)	1955 section shows signs of significant settlement at perimeter resulting in the need for a raised leveling floor to provide a useable floor surface.
	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Cracking Ceiling Requiring F.I. (SV7)
	 Cracking Ceiling Requiring F.I. (SV8)
(SV7)(SV8)	Cracking in ceilings may be the result of building movement in 1952 - 1955 sections.
	  Poor Condition Ceiling Tile (SV10)

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Door Condition Illustrating Building Movement (SV9)
(SV9)	1955 section shows signs of significant settlement at perimeter resulting in the need for a raised leveling floor to provide a useable floor surface.
(SV10)(SV11)	Ceilings in poor condition in high traffic areas in 1969 section.
	 Poor Conditon Ceiling Tile (SV11)  Poor Condition Ptd. Surfaces Clas (SV13)  Poor Condition Painted Door Frame (SV12)

Evaluation Component/ Sub-Component	Additional Notes and Comments
(SV12)(SV13)	Repainting required as many surfaces are chipped and marked.
List of Reports/ Supplementary Information	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, Vemtilation 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 Data Sheets St. Vincent School March 1980 Mini-Plans St. Vincent School March 1980