	School Name:	St. Basil				School Code:	210
	Location:	10210 - 115 avenue Edmonton, Alberta T5G 0L8				Facility Code:	2014
	Region:	Central				Superindendent:	Dr. Dale W. Ripley
	Jurisdiction:	Edmonton RCSSD No. 40				Contact Person:	Mr. Garnet McKee
						Telephone:	(780) 453-4500 (Garnet)
	Grades:	K-IX				School Capacity:	Total 985

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	2	1468.8	Framed/B.U.R. T & G	Hot water perimeter heating; exhaust only ventilation.	
Additions/ Expansions	1953 1954 1965 1972	2 2 2 2	824.5 934.2 2871.3 1734.6	Framed/B.U.R. T & G Framed/B.U.R. T & G Masonry/B.U.R. Masonry/B.U.R. T & G	1964; 1953: Hot water perimeter heat; exhaust only ventilation 1968: perimeter hot water heating with separate ventilation system 1972: Separate heating & ventilation systems in gym addition	

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

Upgrading/ Modernization (identify whether minor or major)	1990 1995 1998 1999					-Minor Modernization upgrade Science Rm. -Minor Modernization upgrade snack/servery area to assure cleanliness. -Minor Modernization H.C. access to General Office, back & front entries. -Minor Modernization supply & install security safe.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	See Section 8 for complete list.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Generally good, some attention required to concrete sidewalks and play areas.	$16,000
2	**Building Exterior**	Mixture of additions in generally good condition. Windows in need of replacement in 1965 section.	$136,500
3	**Building Interior**	Mixtrue of materials - lacks any kind of cohesion. Ample evidence it is need of an complete interior repaint. Ceilings are marginal in a number of areas and will require replacement when ventilation system is installed.	$297,000
4	**Mechanical Systems**	Provide new ventilation systems for hallways except 1968 and 1972, complete with humidification; clean existing ductwork distribution; install heating coil in 1968 air system.	$312,000
5	**Electrical Systems**	Electrical systems in 1952/53/54 portion of school requires modernization; in particular distribution in this section of the school is undersized (tripping occurs disrupting education). Luminaires throughout all sections of school are not energy efficient and should be upgraded.	$502,000
6	**Portable Buildings**		$0
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient 199.3 S.M.	
	7.2 Science Rooms/Labs	Deficient 257.6 S.M.	
	7.3 Ancillary Areas	Deficient 435.1 S.M.	
	7.4 Gymnasium	Deficient 169.8 S.M.	
	7.5 Library/Resource Areas	Deficient 171.3 S.M.	
	7.6 Administration/Staff Areas	Deficient 591.1 S.M.	
	7.7 CTS Areas	Deficient 415.4 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 1905 S.M.	
	Overall School Conditions & Estim. Costs	Sections of varying ages, Architectural, Mech. And Elec. work required. Area Deficiency of 334.6 S.M.	$1,263,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			$1,000
1.1.1	Overall site size.	4	Site size apears adequate. Expansion potential to North and West.	
1.1.2	Outdoor athletic areas.	4	Snow cover makes assessment difficult. No obvious signs of problems and none specifically identified by staff	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover makes assessment difficult. No obvious signs of problems and none specifically identified by staff	
1.1.4	Site landscaping.	4	Snow cover makes assessment difficult. No obvious signs of problems and none specifically identified by staff	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	In general terms accessories showing signs of school age.	$1,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Winter conditions/snow cover makes assessment difiicult. No obvious signs of problem areas. Perimeter slabs/sidewalks show signs of uneven settlement. Some backslope conditions result.	
1.1.7	Evidence of sub-soil problems.	4	Winter conditions/snow cover makes assessment difiicult. No obvious signs of problem areas.	
1.1.8	Safety and security concerns due to site conditions.	4		
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			$3,000
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Access from public streets is good. Adequate pedestrian access. Size seems adequate.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	On site roads non-existent	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No obvious signs of problems. Staff identified no specific concerns.	
1.2.4	Fire vehicle access.	4	Fire vehicle access to school by City of Edmonton streets is good. School sits relatively close to two streets.	
1.2.5	Signage.	3	Showing signs of school age. No signage at Main School entrance	$3,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			$12,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Approximately 41 spaces in two separate lots on the East side of the school. 23 duplex outlets counted I.e. plug-ins provided to all stalls.	
1.3.2	Layout and safety of parking lots.	4	Winter conditions make assessment difficult. Layout appears O.K. if perhaps a little congested.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Winter conditions make assessment difficult. Appears to be combination of asphalt and gravel. No obvious signs of problems.	
1.3.4	Layout and safety of sidewalks.	3	Marginal due to condition of walkways see 1.3.5 below.	Refer to 1.3.5
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Mixture of Asphalt/concrete/concrete block. Walkway south side of 1965 broken and uneven probably due to heavy vehicle traffic. Ramp broken away from O.H.D. at former Arts and Crafts room. In general many cracked and uneven conditions noted. Winter conditions make thorough inspection difficult. Resetting of blocks required North end of 1972 addition.	$12,000
1.3.6	Curb cuts and ramps for barrier free access.	4	School appears accessible from east side of school where off site bus loading is located.	
Other				
	Overall Site Conditions & Estimated Costs			$16,000

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).	4	1952 1953 1954 1965 1972	Combination of age and frame structure some uneveness and settlement Combination of age and frame structure some uneveness and settlement Combination of age and frame structure some uneveness and settlement Good condition Good condition Some unevenness as sections relate to one another but does not seem to be a cause for concern for structure.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1952 1953 1954 1965 1972	No apparent significant problems No apparent significant problems No apparent significant problems No apparent significant problems No apparent significant problems	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1952 1953 1954 1965 1972	Roof not accessed - winter conditions - no apparent significant problems from at grade visual. Roof not accessed - winter conditions - no apparent significant problems from at grade visual. Roof not accessed - winter conditions - no apparent significant problems from at grade visual. Roof not accessed - winter conditions - no apparent significant problems from at grade visual. Roof not accessed - winter conditions - no apparent significant problems from at grade visual.	
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 states of repair.***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	$2,000
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 4 4 4 4	1952 1953 1954 1965 1972	1985 reroofed. 20 yr. pitch, felt & gravel 2" rigid insul. 1984 reroofed 20 yr. pitch, felt & gravel 1" rigid insul. or uninsulated 20 yr. pitch, felt & gravel 1" rigid insul. 1987 reroofed 20 yr. BUR 2" rigid insulation asphalt & gravel 1994 reroofed 20 yr. BUR 2" rigid insulation asphalt & gravel Roof not inspected due to winter conditions. No roofing inspection reports provided by school jurisdiction. The above is provided from School Jurisdiction list of Roofing Projects 1979 - 1999. No indication when 1954 section was reroofed. No roofing problems identified in discussions with School Custodian. On the basis that all other sections have been reroofed it seems unlikely that the 1954 section has not been. It is assumed to be in the same condition as other sections. Research at Edmonton Catholic Schools indicates Roofing Inspections done in 1994 and 1996 and identified as O.K.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Roof not inspected due to winter conditions. Assessment is based on no problems identified by staff.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roofed areas should be no problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3		6 skylights in 1965 addition Library. No signs of problems. Inside of framed opening is untreated wood. Should be treated with sealer.	$2,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	$1,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1952 1953 1954 1965 1972	Brick/Prefinished Metal Panel - Limited deficiencies good condition for age Brick/Prefinished Metal Panel - Limited deficiencies good conditon for age Brick/Prefinished Metal Panel - Limited deficieincies good condition for age Brick/Block/Stucco/Ptd. Wd. - Limited deficiencies good condition for age Brick/Block/Stucco - Limited deficiencies.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1952 1953 1954 1965 1972		
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		No problems observed all sections	
2.3.4	Interface of roof drainage and ground drainage systems.	3		Roof drain West side of 1965 gymnasium terminates 3 metres above ground. Should terminate at ground level.	$1,000
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No significant problems associated with exterior walls all sections.	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	$133,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Exterior doors in general showing signs of age and high use and reflect the fact painting is near end of cycle. Staff indicated that school was last painted 9 years ago. Chipped doors and frames.	$4,000

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).	3	All	Accessories in general showing signs of age. Will require high levels of maintenance.	$2,500
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Panic Hardware on exterior doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1952 1953 1954 1965 1972	Appears to have been replacement program 1989 - Prefinished metal Appears to have been replacement program 1989 - Prefinished metal Appears to have been replacement program 1989 - Prefinished metal Original Windows evidence of problems windows showing signs of age. Replace Original windows minor deficiencies generally acceptable condition.	$20,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1952 1953 1954 1965 1972		$2,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No specific indicators of problems	
Other		3		Mechanical Systems Upgrades may require additional building space to accommodate requirements. Allowance is based on 3% of Gross Building Area.	$105,000
	Overall Bldg Exterior Condition & Estim Costs				$136,500

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).	4	1952 1953 1954 1965 1972	Chipping of finishes but performing adequately from structural point of view Chipping of finishes but performing adequately from structural point of view Chipping of finishes but performing adequately from structural point of view Chipping of finishes but performing adequately from structural point of view Chipping of finishes but performing adequately from structural point of view	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1952 1953 1954 1965 1972	Some unevenness, but performing adequately from structural point of view Some unevenness, but performing adequately from structural point of view Some unevenness, but performing adequately from structural point of view Some unevenness, but performing adequately from structural point of view Some unevenness, but performing adequately from structural point of view Some bumps/unevenness in terms of relationships of section, particularly when frame.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	$297,000
3.2.1	Floor materials and finishes.	3	1952 1953 1954 1965 1972	VCT or Sheet Flooring - Probably original floor finish, marginally acceptable, near end of life VCT or Sheet Flooring or Hardwood Floor (Gym) -Hardwood good, VCT and sheet marginal Sheet Flooring or carpet - Probably original floor finish, marginally acceptable, near end of life VCT or Carpet, (confirm gym), minor deficiencies generally good	$20,000
3.2.2	Wall materials and finishes.	3	1952 1953 1954 1965 1972	Plaster or Plasterboard or Painted wood panel - material O.K., needs painting Plaster or Plasterboard or Painted wood panel - material O.K., needs painting Plaster or Plasterboard or Painted wood panel - material O.K., needs painting Painted Block or GWB - material O.K., needs painting Painted Block or GWB - material O.K., needs painting Staff indicated it had been 9 years since last repaint and in general finishes require repaint	$94,000
3.2.3	Ceiling materials and finishes.	3	1952 1953 1954 1965 1972	Plaster Ceilings generally good condition - Install. Vent. sys. requires clngs Plaster Ceilings/adhered acoustic tile in gym - Install. Vent. sys. requires clngs. Plaster Ceilings generally good condition - Install. Vent. sys. requires ceilings. T-Bar or adhered ceiling tile or GWB, showing age allow for 50% replacement Generally T-Bar, Water Damage I.A. area, showing age allow 50% replacement	$135,000
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	All	Doors and hardware showing age but serviceable shows signs of need of repaint. Cost is assumed to be part of complete repaint identified in 3.2.2	Refer to 3.2.2
3.2.5	Millwork	3	All	Limited - painted wood surfaces showing signs of being at end of paint cycle - repaint. Cost of painting is assumed to be part of complete repaint identified in 3.2.2	$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally acceptable condition	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Generally acceptable condition	
3.2.8	Washroom materials and finishes.	3	1952 1953 1965 1972	Terrazzo Floor/Stalls w wd. Doors, CWT and Plaster walls - chipped tiles/ pt. Hardware miss. Ceramic Tile floor and partial wall, T-Bar - partitions marginal, T-Bar staining Ceramic Tile floor and partial wall, T-Bar - partitions marginal, T-Bar staining Ceramic Tile floor and partial wall, T-Bar - partitions O.K. T-Bar staining Girls on Second Floor used as caretakers storage and kept locked.	$28,000
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 required.***		**Bldg. Section**	**Description/Condition**	$0
		F.I.		No inspection reports provided by School Board. Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St.Basil as unsatisfactory or inappropriate 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. Cost for compliance have not been identified.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1952 - 1954 1965 1972	Combustible, non-sprinklered 1952,1953,1954 Non -Combustible, non-sprinklered Non- Combustible, non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	52-72 52-53 53-54 54-65	Doors suggesting separation Main and Second. Doors on North Stair. Doors suggesting separation Main none on Second. Doors on Exit Stair at South end No Doors in corridor suggesting separation No Doors in corridor suggesting separation	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1952 1953 1966 1972	20 min. doors with GWG at stair enclosures, Boiler Rm. metal door unlabelled Fan Rm. (Mech.) wood door and frame Boiler Rm. unlabelled metal door/frame 11/2 hour doors at Exit stair north end.	
3.3.4	Exiting distances and access to exits.	4		Conformance to 1997Alberta Building Code has not been identified as a requirement. No dead end corridors or other glaring deficiencies.	
3.3.5	Barrier-free access.	4		Handicapped Lift installed in 1952 Section. Washroom with Grab bars 1952 Section. Ramp at West Door providing access to playing fields. Access off 102 St. in to South East Entrance to 1952 Addition. List of Modernizations indicates "Handicapped Access to Back and Front Entrances and General Office". Old Gym stage not accessible.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No Reports provided by School Jurisdiction. Given age of School it is possible that Floor and ceiling tiles may have asbestos content. No Reports were available after search in Edmonton Catholic Schools service centre maintenance Library	
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				$297,000

Section 4	Mechanical Systems	Rating	Bldg. Section	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		Surface drainage away from building; catch basin appropriately located in playground area.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4		Adequate placement of hose bibbs.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	$0
4.2.1	Fire hydrants and siamese connections.	5	All wings	Fire hydrants are well positioned around school exterior.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All wings	Standpipe and hose cabinets well positioned throughout school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All wings	Hand extinguisher placement is adequate.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	$3,000
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All wings	Common 50 mm domestic water supply into 1952 wing; extended from Municipal service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All wings	Backflow preventers on water supply to standpipes.	
4.3.4	Piping and fittings.	3	All wings	Most distribution is in good condition. Some galvanized pipe is used near standpipes and shows signs of deterioration.	$3,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All wings	Fixtures in good shape. Have been progressively replaced as needed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1953 1968	Ruud CL100, 200A; 216,000 buth each; Grundfoss recirculation pump. 3 at Ruud CL-100, 200A; 216,000 btuh each; 182 USG capacity; Taco recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All wings	Adequate - no leaks or problems noted. Sewage pit in 1952 mechanical room for boiler room drains.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	$8,000
4.4.1	Heating capacity and reliability (including backup capacity).	4	1953 1968	Two (2) at Reliance hot water heating boilers (capacity/Model not listed). Asbestos insulation on boiler. American Standard C.I. Boiler, Model W683-65 at 2,349,000 btuh input. Note: Boiler systems are interfaced to back up each other.	
4.4.2	Heating controls (including use of current energy management technology.	4	All wings	Pneumatic room temperature control valves; some rooms have thermostats; some rooms have space temperature sensor reset from BCMS system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1953	Adequate combustion air; no deterioration noted on flues.	
4.4.4	Treatment of water used in heating systems.	4	1953, 1968	Sidestream filtration; chemical pot feeder assembly; boiler water clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1953, 1968	Boiler controls; relief valves; failure alarms in place.	
4.4.6	Heating air filtration systems and filters.	4	1953 1968	Gymnasium heating system - adequate filtration. Gymnasium heating system - adequate filtration.	
4.4.7	Heating humidification systems and components.	3	1968 1968 1972	Classroom system - electric steam generator - Dry Steem VLC 36.3; 102 lbs/hr; 208V3 ph/100A - good Gym system - electric steam generator - Dry Steem VLC-9-1; 25 lbs/h; 208V/3 ph/25 amps - good No humidifier on this air system.	$8,000

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	All wings	Combination of perimeter finned elements and convectors - good condition. Piping in crawlspace; no leaks/no problems reported.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All wings	Valves in good condition; pipe insulation in good condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All wings	Adequate air distribution in gyms (floor grilles)	
4.4.13	Zone/unit heaters and controls.	4	All wings	Terminal equipment in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	$301,000
4.5.1	Air handling units capacity and condition.	2	1968 1972 1952, 53, 64	Trane Torrivent supply fan (25 h.p. motor) complete with return air fan and mixing dampers; no heating coil - good. Gym air system - Trane T10 Torrivent complete with heating coil - good Sheldons supply fan 2H18 - 7-1/2 h.p.; Recold AH140 return fan; complete with heating coil - good No supply systems - central exhaust fan in boiler room - Trane Size 24, 1-1/2 h.p. Install new ventilation systems.	$186,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1968 1972 1952, 53, 64	No heating coil in air system - limits the minimum volume during winter. Capable of adequate O/A delivery during winter. O/A introduced as dependent on infiltration from exhaust systems. Ref. Item 4.5.1	$35,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1968, 1972 1952, 53, 64	Adequate distribution to classrooms. No distribution.	Ref. Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	All wings	Adequate exhaust from washrooms, janitors rooms, etc.	
4.5.5	Separation of out flow from air intakes.	4	1968, 1972	Adequate separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1972 1953 1968, 1972	Dust extraction system - Murphy Model CS-1; 10 h.p. Home Economics room and exhaust fan mounted above staff toilet Duct systems require cleaning.	$20,000
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	2		Pneumatic control system; interfaced with Andover BCMS - good. Provide digital control system consistent with ventilation system upgrade.	$60,000
4.5.8	Air filtration systems and filters.	4		Adequate filtration on air systems.	
4.5.9	Humidification system and components.	3		(Refer to item 4.4.7)	Refer to 4.4.7
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	1972, 1968 1952, 53, 64	Good system of distribution	Refer to Item 4.5.1
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			
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).	4	1964	"Window Shakers" in computer classroom; provide mechanical cooling.	
Other					
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	Several room temperatures are monitored/controlled from BCMS system (Andover); also all central plant systems are monitored and controlled; parking plug-ins controlled.	
	Overall Mech Systems Condition & Estim. Costs				$312,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	**Site Services**				$44,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	2	1965 1952	-Main distribution (1966), 1200A, 3 phase, 208/120 VAC, approx. 8 breaker spaces for future -Underground feeders from pad mount transformer near main electrical room (center north) -Subfeed to distribution panels for old school (1952) and new IA wing (1972) -Demand below capacity (assessed capacity 432 KVA) -Old distribution is tripping main feeder breaker distribution - upgrading required for subfeed 1952 distribution.	$40,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	-HPS or LPS wall units, canopy and door incandescent luminaires -Marginal illumination at parking and other areas. Add/upgrade luminaires.	$4,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for complete parking area, separate panel; relay control from ECS central system controls	
Other		4	All	-Telephone service underground and via crawlspace to 1966 main electrical room (recently upgraded installation) -Some telephone cabinets in older portion of school need to be removed	
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 2001 system, non addressable -20 zones in use, space for 6 additional device zones -24 zone 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 computer rooms 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 -Old style luminaires in part of the building -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**	$168,000
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TUSS	$8,000
5.3.2	Panels and wireways capacity and condition.	3	1966 1972 1952 1953 1954	-Panels in corridors -Components still available - not obsolete -Approximately one-third space in most panels -A limited number of panels have been upgraded to new panels -Remaining original panels are obsolete with no space for additions	$24,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		-None	
5.3.4	General wiring devices and methods.	3	1972 1952 1953 1954	-Recently renovated rooms utilize new panels, pak poles, surface conduit, etc. '-Two receptacles per classroom, one at front, one at side or rear (insufficient) -Some surface conduit and wiring -Not enough circuits	$136,000
5.3.5	Motor Controls.	4		-Motor services and controls are generally splitter/disconnect/starter configurations -Some obsolete starters and controls in 1952/53/54 section of building	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	$257,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	-Newly renovated IA, computer and science rooms utilize current technology recessed and suspended luminaires -All other areas surface fluorescent with wrap around lensing, T12 lamps, standard ballasts -All line voltage switched except low voltage switching in 1968 addition -Illumination Levels: Classrooms - 550 - 600 lux (1968); 600 - 800 lux (1952/53/54) Corridors - approx. 30 lux (1966); 400 - 600 lux (1952/53/54) Laboratories - 500 - 600 lux Computer areas - 550 - 600 lux Shop areas - 600 - 700 lux Offices - 650 - 700 lux Gymnasium - 450 - 550 lux Library - 650 - 700 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	-All older luminaires were replaced approximately 15 years ago which represents post PCB era	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	-One or two recently renovated rooms utilize T8 lamps -Remainder all T12 lamps and standard ballasts; upgrade to T8 and electronic balllasts -Upgrade exits to full LED type -Upgrade gymnasium to HID lighting -Replace electric humidifiers with "ga kettles" -In conjunction with ventilation upgrading & ceiling removal/replacement luminaries in 52/53/54 wings should be new (not retrofitted)	$257,000
Other					

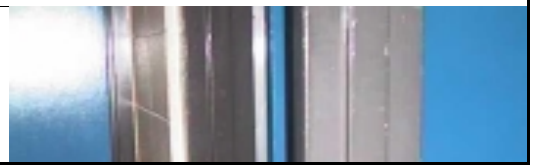
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	$33,000
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	-Recently upgraded telephone system Nitsuko DX -Incoming multiline (25 pair) cable -Old backboards/cabinets have older style terminal blocks mixed with new BIX blocks; unused wiring should be removed and consistent termination approach applied	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	-Classroom call and PA system Bogen MCP 35A; surface speakers in classrooms and corridors with exposed cable -RFTV distribution to all classrooms -Local VCR and TV's installed in most classrooms although not always where RF outlet is placed -Video messaging	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	-Category 5 system (recent upgrade) -One dual outlet assembly in each classroom -Multi outlet assemblies in computer rooms and library	
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 for computer rooms and library clusters	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	-Local hubs in various locations interconnected with exposed wiring and notably exposed conduit -Existing cable routing on make do basis because of building routing limitations - Patch panels and hubs in 52/53/54 wings are located above ceilings (make do configuration)	$30,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		-Dedicated circuits only in recently new computer room, library areas.	$3,000
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 -24 zones, 7 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				$502,000

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	30		1880.7	26	80	2080	-199.3	St. Basil is a combined Elementary & Junior High School, therefore Junior High School Equivalent New Facility chart was used to compile information.
7.2	Science Rooms/Labs	2		172.4	2 2	95 120	430	-257.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		184.9	6	103	620	-435.1	
7.4	Gymnasium (incl. gym storage)	6		776.2	2	473	946	-169.8	
7.5	Library/Resource Areas	1		278.7	1	450	450	-171.3	
7.6	Administration/Staff, Physical Education, Storage Areas	15		334.9			926	-591.1	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115	-115	
	7.7.2 Home Economics	1		159.3	1	160	160	-0.7	20 cap.
	7.7.3 Industrial Arts	2		355.3	1 1	280 375	655	-299.7	40 cap.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	30		3691			1786	1905	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			7833.4			8168	-334.6	

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. Basil a 2 or unsatisfactory or unacceptable rating for 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
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.
	 Cracking Entrance Sidewalk (SB2)
(SB2)	Exterior Walkways are in need of repair.
(SB3)	Driveway at South West Entrance has damaged slab probably from heavy vehicle traffic 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Deteriorated Driveway/Walkway (SB3)
	 Deteriorated Walkway (SB4)
(SB4)	Spalled concrete on East side of school.
	 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Mismatched Worn Floor Finish (SB5)  Typical Interior Door Frame Requiring Repainting (SB6)
	(SB5) Floor materials in some high traffic areas require replacement (SB6) Doors and Frames are prime area illustrating need of repainting.
	 Damaged Soiled Ceiling Tile (SB7)

Evaluation Component/ Sub-Component	Additional Notes and Comments
	
(SB7)	Ceiling Tiles are damaged and soiled in a number of areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments
List of Reports/ Supplementary Informationj	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. Basil School February 1980 (pages missing) Mini-Plans St. Basil School February 1980 (pages missing)