	School Name:	Ecole St. Cecilia				School Code:	213
	Location:	8830 - 132 avenue Edmonton, Alberta T5E 0X8				Facility Code:	2017
	Region:	Central				Superintendent:	Dr. Dale W. Ripley
	Jurisdiction:	Edmonton RCSSD No. 40				Contact Person:	Mr. Garnet McKee
						Telephone:	(780) 453-4500 (Garnet)
	Grades:	VII - IX				School Capacity:	Total 855

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	1966	2	3940.8	Masonry/B.U.R.	Perimeter hot water heating system with independent ventilation system	
Additions/ Expansions	1967 1972	2 1	3282.6 169.1	Masonry/B.U.R. Masonry/I.R.M.A. roof	1967: Perimeter hot water heating system with independent ventilation system. 1972: Art Room - hot water heating; rooftop ventilation.	

						Evaluator's Name:	George Brandt
						& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1991 1992 1994 1997 1998 1999						-Minor Modernization enlarge Drama Rm. & upgrade Reception area. -Minor Modernization install & upgrade computer network system & network cabling system. -Minor Modernization convert Dark Rm. to a Servery area, renovate General Office area & enlarge Staff Rm. -Minor Modernization convert I.A. into Special Needs, Art Rm. & Student lounge. convert C.R. #203 into a C.T.S. -Minor Modernization upgrade electrical supply to Computer Rm. & Library. -Minor Modernization Code upgrade for guard & hand rail heights.
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**	Formalized drop-off required, improved signage and landscaping	$31,500
2	**Building Exterior**	Replace or refinish stucco, repaint wood siding and brick, replace broken or missing spandrel glass	$103,500
3	**Building Interior**	Complete repaint, new sheet flooring, new ceilings	$410,000
4	**Mechanical Systems**	Minor repairs to piping; upgrade specific items on ventilation systems; provide humidification.	$112,000
5	**Electrical Systems**	As mentioned in the report, the main switchgear require some maintenance and should be completed within the year. A majority of all the corridors throughout the school are under lit.	$260,000
6	**Portable Buildings**		$0
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient 20.2 S.M.	
	7.2 Science Rooms/Labs	Deficient 99.1 S.M.	
	7.3 Ancillary Areas	Surplus 116.5 S.M.	
	7.4 Gymnasium	Deficient 106.1 S.M.	
	7.5 Library/Resource Areas	Deficient 126.4 S.M.	
	7.6 Administration/Staff Areas	Deficient 151.7 S.M.	
	7.7 CTS Areas	Deficient 393.2 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 974.7 S.M.	
	Overall School Conditions & Estim. Costs	Requires modernization overall, possible code issues. Area Surplus 194.5 S.M.	$917,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			$10,000
1.1.1	Overall site size.	4	Site size and building location allow for a generous buffer between the school building and neighbouring residences.	
1.1.2	Outdoor athletic areas.	4		
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	3	Two trees at the front of the building. Replacement/landscaping.	$10,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4		
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4		
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			$15,000
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Main entrance of school is very close to a main vehicular roadway which causes major congestion during peak hours. Access at rear of school is adequate but difficult to find for first time visitors and/or emergency vehicles. Detailed traffic study required.	$10,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt in good condition	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No parking signs at front entrance of school create a drop-off zone.	
1.2.4	Fire vehicle access.	F.I.	Same as 1.2.1. Rear of school has parked cars blocking direct access.	
1.2.5	Signage.	3	Very poor signage and building identification at rear of school.	$5,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			$6,500
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	F.I.	Neighbouring parking lot and street being used for additional parking.	
1.3.2	Layout and safety of parking lots.	4	A formalized drop-off would be a major improvement to the layout of the rear lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt in good condition.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete walks badly cracked in various locations.	$5,000
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cut at main drop-off - ramp at front entry only.	$1,500
Other				
	Overall Site Conditions & Estimated Costs	3		$31,500

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).	5	66/67	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	66/67	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5	66/67	No problems noted	
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**	$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).	FI	1966 1967 1972	B.U.R. B.U.R. I.M.R.M.A No roofing inspection report available	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI		Downspouts are not connected to storm sewer, draining too close to building.	
2.2.3	Control of ice and snow falling from roof.	4	66/67	No problems noted	
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**	$100,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	66/67	A combination of painted brick, stucco, glazed spandrel panels and wood siding are all in poor condition. Painted brick is cracking and dirty, stucco panels are cracked and show signs of age, spandrel panels have been replaced with plywood at some locations and the wood siding at the front of the school needs painting. New stucco and replacement of spandrel panels recommended.	$100,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	66/67	No problems noted	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	FI	66/67	Stucco panels which are cracked and bulging may be the result of repeated freeze / thaw cycles and warm moist air escaping from the building. Further investigation required to determine extent of insulation and vapour barriers in the exterior wall system.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	66/67	No problems noted	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	66/67	No problems noted	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	$3,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	66/67	Painting required	$1,500

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	66/67	No problems noted	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	66/67	No problems noted	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	66/67	No problems noted	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	66/67	Broken or stiff operators noted especially for the internal blinds.	$2,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	66/67	No problems noted	
Other					
	Overall Bldg Exterior Condition & Estim Costs	3			$103,500

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	66/67	No problems noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	66/67	Minor cracking of concrete floors in various locations.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	$358,000
3.2.1	Floor materials and finishes.	3	66/67	A combination of sheet lino, VA tile, ceramic mosaic tile and carpet are showing signs of age and wear. Sheet lino is a major maintenance problems due to deterioration of the integral protective finish. Total replacement with a low-maintenance resilient flooring or carpet is recommended.	$100,000
3.2.2	Wall materials and finishes.	3	66/67	Wall surfaces are worn and dirty and require complete repainting.	$54,000
3.2.3	Ceiling materials and finishes.	2	66/67	Suspended stapled acoustic tile in many rooms is inappropriate for areas where access is a concern. Future upgrades to mechanical, electrical and communication systems will require access to ceiling spaces and will cause damage to the existing ceiling tiles. Replacement of the ceiling with a suspended system is recommended.	$76,000
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.	4	66/67	No problems noted	
3.2.5	Millwork	3	66/67	Showing signs of age. Gradual replacement recommended.	$93,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	66/67	Some lockers are undersized and should be upgraded to match other sections of the school.	$10,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	66/67	No problems noted	
3.2.8	Washroom materials and finishes.	3	66/67	Some ceramic wall tiles broken, cracked or colour mis-matched. Grout dirty in some locations.	$25,000
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**	$52,000
		F.I.		No up to date inspection report provided. Educational Facilities Master Plan 2007 Edmonton Catholic Schools gives St. Cecilia an unacceptable rating of 1 for Building Code issues. Although compliance with 1997 code is not a requirement now, modifications of a substantial nature may lead to a requirement for compliance. Costs 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	66/67	Non-combustible, sprinklered in basement.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	66/67	Separation between gymnasium wing and balance of school noted. Most exit stairs are open to corridors and do not meet current codes.	$12,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	66/67	Concrete block and solid core wood doors with hollow metal frames typical for all main corridors.	
3.3.4	Exiting distances and access to exits.	FI	66/67	Further investigation required to determine code compliance.	
3.3.5	Barrier-free access.	2	66/67	No access to second floor for the physically disabled. Handi-cap lift or elevator required. Designated barrier-free washroom required.	$40,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	all	No audit available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None evident	
Other					
	Overall Bldg Interior Condition & Estim Costs	3			$410,000

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 basin in north parking lot. Some areas grade to school - no problems reported. None of the roof areas are splashed to grade.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Adequate distribution of hose bibbs around perimeter.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	$0
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrants to north of school provide adequate coverage. Siamese on sprinkler valve provided.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1967 All Wings	Basement covered by automatic sprinkler system. Standpipe and hose systems throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All Wings	Adequate provision of hand extinguishers throughout the school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	$15,000
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1966	75 mm water service extended from Municipal supply; 50 mm water meter.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1966	Double check backflow preventers installed on both the domestic water supply and on the fire water service to standpipe and sprinklers.	
4.3.4	Piping and fittings.	3	1966 1967	Piping and fittings in good condition. Piping and fittings in good condition. Some sign of deterioration in 1966 boiler room.	$15,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1966 1967	Fixtures in good condition; replaced as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1966	State SBT80 500 HR6 DF (four units) each at 500,000 btuh (input); 80 US gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1966 1967	Sanitary and storm sewers extended. No problems reported. Sump pit in basement storage room.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	$97,000
4.4.1	Heating capacity and reliability (including backup capacity).	4	1966	1 Boiler at Sunnyday, C.I. Sectional - Model 66W-21; 5,000,000 btuh (input) 1 Boiler at Weil McLein; C.I. Sectional - Model J-33; 4,800,000 btuh (input) Heating distribution piping to induction units.	
4.4.2	Heating controls (including use of current energy management technology.	4	1966 1967	Pneumatic valve/damper operators; major equipment is interfaced with Andover BCMS. Several rooms have temperature monitored by BCMS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1966	Fresh air intake at grade; subject to snow drifting and fouling.	$2,000
4.4.4	Treatment of water used in heating systems.	4	1966	Chemical pot feeder and sidestream filter; boiler water is clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1966	Adequate boiler protection provided.	
4.4.6	Heating air filtration systems and filters.	4	1966 1967	Induction system coils are filtered. Filters require substantial maintenance.	
4.4.7	Heating humidification systems and components.	1	1966 1967	No humidification has been provided on any air systems.	$45,000

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	1966 1967	Perimeter piping distribution to induction units; reheat coils on interior zone air supplies.	
4.4.9	Heating piping, valve and/or duct insulation.	4 F.I.	1966 1967	Insulation in reasonably good condition. Asbestos may be present on piping elbows.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	3	1966 1967	Mixing sections on air systems are prone to stratification and poor mixing.	$50,000
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1966 1967	Gymnasium spaces have perimeter heating elements, independent of air systems.	
4.4.13	Zone/unit heaters and controls.	4	1966 1967	Perimeter elements at entrances are installed in ceiling spaces and are in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	$0
4.5.1	Air handling units capacity and condition.	4	1967	Classroom air system: packaged air system with mixing dampers; filters; two (2) axial (Woods) return air fans; heating coil; DX cooling coil; face and bypass dampers; no humidfier. Fan room is a return air plenum. Gym air system: Carrier 48RV6B-1VL; c/w mixing section and dampers, heating coil, filters.	
			1966	Classroom air system: Carrier 39AC 12-7710 (40 HP) c/w mixing dampers (ducted return); axial return air fan; heating coil; DX cooling coil; face and bypass dampers. Keith Blackman return air fan, Model LA8-KBY (1-1/2 h.p.) Gym Air System: Carrier 46RV0062 B41; c/w mixing dampers; heating coil; relief damper to outdoors above stage; exhaust fan above stage Special Needs/Weight Room - Carrier air system; similar to gym unit. Art Room - two (2) rooftop units serve this space.	
			1972		
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1967 1966	All air systems have a heating coil; systems should be capable of adequate O/A delivery.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1967 1966	Overhead distribution to diffusers in interior zone spaces;induction units serve perimeter zone areas.	
4.5.4	Exhaust systems capacity and condition.	4	1967 1966	Exhaust systems are adequate.	
4.5.5	Separation of out flow from air intakes.	4	1967 1966	Good separation of air exhaust louvres from intake louvres.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1966	Separate exhaust from home ec.	
Other					
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).	4		Control systems are adequate; pneumatic damper motor operators; interfaced with Andover BCMS.	
4.5.8	Air filtration systems and filters.	4		Flat filters in all air system.	
4.5.9	Humidification system and components.	3		No humidification in any air systems.	Ref. Item 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).	4		Duct distribution is adequate; diffusers in good condition.	
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).	4	1966 1967	Carrier Model 6L85-608 compressor; 440/220V/3 phase/461 LRA. Split DX system; evaporator condenser in fan room. Carrier Model 05LA214400 compressor; 208V/3 phase/830 LRA split DX system; evaporator condenser in fan room.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1966 1967	Cooling system is adequate (DX cooling coils in air systems)	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1966 1967	Cooling system interfaced with Andover BCMS system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
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	1966 1967	Andover BCMS system controls/monitors central systems; several room temperatures are monitored.	
	Overall Mech Systems Condition & Estim. Costs				$112,000

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**				$40,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		-1000 amp, 120/208V, 3 phase, 4 wire as manufactured by Canadian Westinghouse -Vintage 1965 -Underground See comments	$40,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Adequate, no concerns	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		-22 plug-ins -Time clock control -Panel outside	
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	$13,500
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4	1967	-25 zones, 3 spare as manufactured by Edwards, hardwired -Verified August 26, 1999 -No visuals	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1967 1968	-Lighting unit obsolete - provide new	$3,500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1967 1968	-Old incandescent 2-40W, A lamps -No DC power	$10,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	$12,000
5.3.1	Power service surge protection.	3		Not present Recommend TVSS	$4,000
5.3.2	Panels and wireways capacity and condition.	4	1967 1968 1967	-Second floor panels in 67 wing have space '-Panels are full in 68 wing but; wiring good -Gym stage electrical wireways and starters exposed on stage.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	1967 1968 1968	-Broken receptacles '-Broken receptacles '-Kitchen area, breakers are tripping	$8,000
5.3.5	Motor controls.	4	1968 1967	-As manufactured by Westinghouse MCC 1, Class 11.350	
Other					

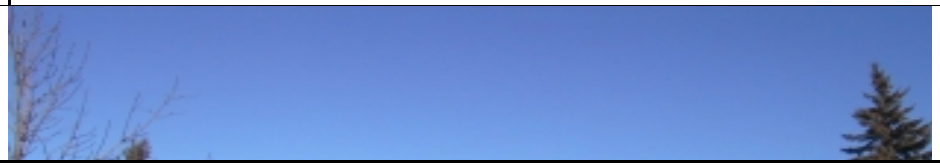
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	$193,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		-Classroom fixture typical, surface mounted 2 lamps complete with wrap around lens. Block swtiching control, low voltage corridor and admin area are controlled with 120V low voltage switching. Lighting levels are as per Alberta Infrastructure Guidelines Hallways, 1967 - 120 lux Hallways, 1968 - 120 lux 1968 Gym - 290 lux 1967 Gym - 300 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		-No concerns -Maintenance were on site changing ballast with Philip energy magnetic	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		-No energy upgrade -Recommendation T8 lamps and electronic ballast -Change out all incandescent exit lights to LED technology -Change out all incandescent in mechanical room to fluorescent -Change out all incandescent pot lights to compact fluorescent	$193,000
Other					

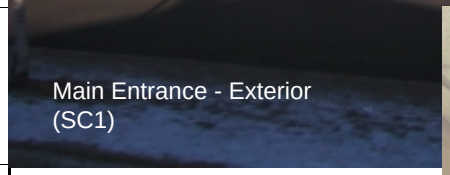
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	$1,500
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1968	-Main telephone equipment, Nitsuko equipment -Sub-panel in conference room 105	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1968	-PA system as manufactured by Petcom 2200	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1968 1967	-Cat. 5 cabling	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1968 1967	-Conduit from main floor to second floor computer lab, floor box, data, power -Tie into 1968 server room, wiremold, non-metallic secured to walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1968	-No security -Ventilated -Cable run loose -8 patch panels -9 hubs	$1,500
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).			Yes	
Other					

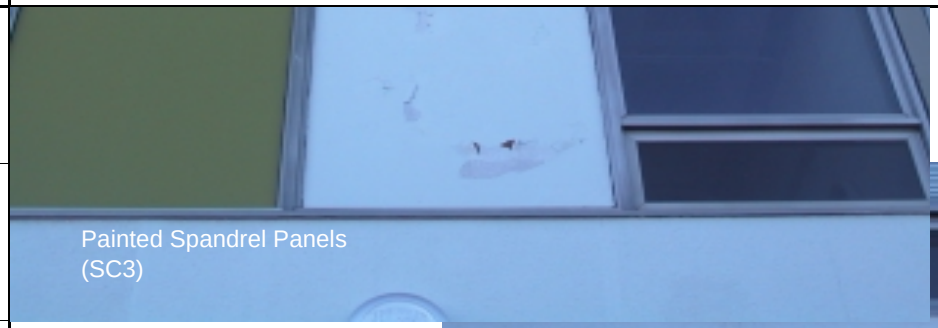
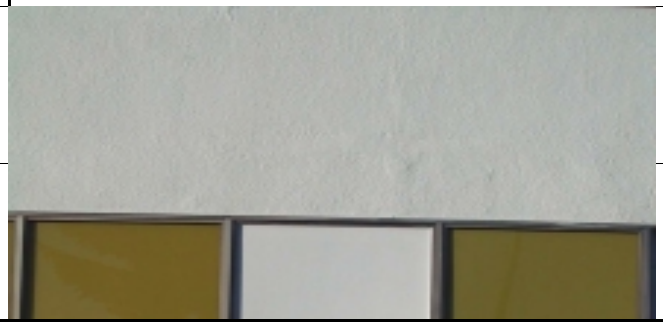
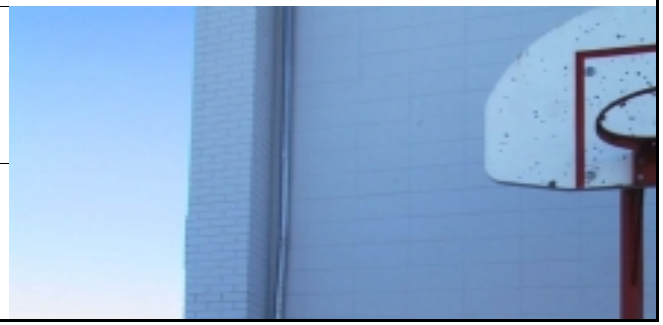
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	$0
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Yes, Telsco	
5.6.3	Master clock system (if applicable).	4		Digital master clock Digital clock in all corridors and classrooms	
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).			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				$260,000

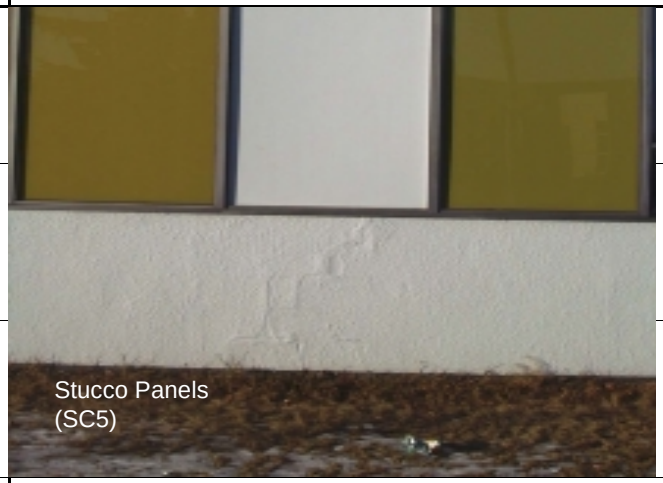
Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	N/A	None	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof 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	19		1659.8	21	80	1680	-20.2	
7.2	Science Rooms/Labs	5		380.9	4	120	480	-99.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7		736.5	2 4	130 90	620	116.5	
7.4	Gymnasium (incl. gym storage)	5		790.9	1 1	82 815	897	-106.1	
7.5	Library/Resource Areas	1		243.6	1	370	370	-126.4	
7.6	Administration/Staff, Physical Education, Storage Areas	26		724.3			876	-151.7	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345	-345	
	7.7.2 Home Economics	2		211.8	1 1	160 100	260	-48.2	
	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)	21		2644.7			1670	974.7	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			7392.5			7198	194.5	

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. Cecilia a 1or 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 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 [illegible]
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.
General	Most of the exterior of the building is vintage and is showing signs of deterioration and age. The items discussed in this report with respect to the exterior need to be addressed soon to avoid potentially serious damage to interior finishes and/or equipment.
Floors	Most flooring appears to be of the vinyl asbestos type which contains asbestos fibres bound in resin and is thus not considered hazardous by itself. However, removal of this flooring should be undertaken with precautionary measures because any abrasive action on the tile will release small amounts of fibre into the air. This includes scraping, sanding, and chiseling actions. Further investigation should be done to determine if existing flooring is of this type.
Site Services	In conversation with EPCOR, the existing demand is 775 amp which represents 78% of the service being used. Missing a majority of breaker filler plates in distribution section. Main disconnect is broken off. There are 4 disconnect switches mounted on the exterior of the main switxhgear, tapping off the main bus. We recommend a service upgrade, estimated 1200 amps.
Main Entrance	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	
	 Main Entrance - Exterior (SC1)
	 Main Entrance - Interior (SC6)
Exterior Wall Finishes	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Painted Spandrel Panels (SC3)
	 Stucco Panels (SC2)
Exterior Wall Finishes	A combination of painted brick, stucco, glazed spandrel panels and wood siding are all in poor condition. Painted brick is cracking and dirty, stucco panels are cracked and show signs of age (SC2, SC5), spandrel panels have been replaced with plywood (SC3) at some locations and the wood siding at the front of the school needs painting. New stucco and replacement of spandrel panels recommended.
	 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Stucco Panels (SC5)  Roof Drainage (SC4)
Roof Accessories	Downspouts are not connected to storm sewer, draining too close to building.

Evaluation Component/ Sub-Component	Additional Notes and Comments
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. Cecilia School February 1980, Rev. 85 - 01 - 09 Mini-Plans St. Cecilia School February 1980, Rev. 85 - 01 - 09