	School Name:	St. James				School Code:	218
	Location:	7814 - 83 street Edmonton, Alberta T6C 2Y8				Facility Code:	2022
	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 450

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	1953	2	975	Framed/B.U.R	Hot water heating; exhaust ventilation	
Additions/ Expansions	1956 1959 1973	2 2 1	1521.8 567.2 1052.1	Framed/B.U.R. Framed/B.U.R. Masonry/B.U.R.	Hot water heating; exhaust ventilation Gym using all air system for heating and ventilation; classrooms using Palm Air units for heating and ventilation.	

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

Upgrading/ Modernization (identify whether minor or major)	1984 1992 1998		14.9			-Minor Modernization to Science Prep. Rm. #128. -Minor Modernization renovate main floor Staff Washroom & Work Room. -Minor Modernization correct the over heating problem in C.R. #108 & #208.
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**	Very little in the way of attention required. Designated Handicapped stall required.	$13,500
2	**Building Exterior**	Brick exterior in generally good condition but shows some signs of age.	$151,500
3	**Building Interior**	Freshly painted interior has school looking fresh. Generally good condition. Requires handicapped access to second storey and ceilings will require replacement with installation of ventilation system.	$193,500
4	**Mechanical Systems**	Install a new ventilation system with provision for humidification; replace entrance heaters.	$387,000
5	**Electrical Systems**	Inadequate receptacles in classrooms and workareas. In addition to upgrading quantity of outlets, luminaires throughoutshould be upgraded to energy efficient type. Consideration should also be given to upgrading electrical service from single phase to threee phase.	$309,500
6	**Portable Buildings**		$0
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus 40.7 S.M.	
	7.2 Science Rooms/Labs	Deficient 102.7 S.M.	
	7.3 Ancillary Areas	Deficient 10 S.M.	
	7.4 Gymnasium	Surplus 75.1 S.M.	
	7.5 Library/Resource Areas	Deficient 56 S.M.	
	7.6 Administration/Staff Areas	Deficient 151.1 S.M.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 608.1 S.M.	
	Overall School Conditions & Estim. Costs	Architectural, Mech. And Elec. work required. surplus 404.1 S.M.	$1,055,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			$0
1.1.1	Overall site size.	4	Site appears adequate - expansion potential to west.	
1.1.2	Outdoor athletic areas.	4	Snow cover made thorough inspection difficult. No obvious deficiencies.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover made thorough inspection difficult. No obvious deficiencies.	
1.1.4	Site landscaping.	4	Snow cover/winter conditions. No obvious deficiencies.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Railings - some bent. No significant deficiencies.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No obvious deficiencies.	
1.1.7	Evidence of sub-soil problems.	4	No obvious deficiencies.	
1.1.8	Safety and security concerns due to site conditions.	4	No significant concerns other than proximity to busy street.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			$0
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Three pedestrian, two vehicular off 83rd Street. Seems acceptable.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt/gravel - snow cover made thorough inspection difficult. No obvious deficiencies.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Offsite - staff indicated that there have been discussions about a designated bus bay but no firm plans have been established for completion.	
1.2.4	Fire vehicle access.	4	Seems acceptable. Gates provide access to play areas/back of school.	
1.2.5	Signage.	4		
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			$13,500
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Appears to be parking for approximately 28 cars with plug-ins for 24. No designated disabled stall.	$1,000
1.3.2	Layout and safety of parking lots.	3	All parking off service lanes shared with community traffic. Do detailed study of traffic and bus movement.	$10,000
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt/gravel. No obvious or apparent problems.	
1.3.4	Layout and safety of sidewalks.	4	No obvious or apparent problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Winter conditions make assessment difficult. Pad at South east entrance in poor shape. Replace.	$2,500
1.3.6	Curb cuts and ramps for barrier free access.	4	Dropped curb at crosswalk.	
Other				
	Overall Site Conditions & Estimated Costs			$13,500

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).	4	1953 1956 1959 1973	Walking through school one experiences slope/level changes in moving from one section to another. Doesn't seem to be a structural concern. May require F.I.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1953 1956 1959 1973	No obvious signs of deficiencies.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof not accessed. No obvious signs of deficiencies from perimeter 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 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).	4	1956 1959 1953 1956 1959 1973	Maintenance supervisor did not indicate any significant problems. 1984 Roof replaced. 1984 Roof replaced. No Roofing Inspection Reports on file at Edmonton Catholic Schools No reports accessed at Edmonton Catholic Schools Service Centre Library 20 yr. B.U.R. 2" Rigid Insulation 20 yr. B.U.R. 1" Rigid Insulation Vapour Barrier 20 yr. B.U.R. 1" Rigid Insulation Vapour Barrier Steel Deck 1 1/8" Fibreglass Insulation	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4			
2.2.3	Control of ice and snow falling from roof.	4		Flat roof. No obvious problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			None.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	$12,500
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1953 1956 1959 1973	Frame brick; pre-finished metal Frame brick; pre-finished metal Frame brick; pre-finished metal Masonry brick/block (PTD). Evidence of need for sill re-caulking 1953-1956	$5,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		All sections seem acceptable from perimeter inspection.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3		Glass block 1956 addition shows signs of movement and looks as though could be source of potential infiltration.	$7,500
2.3.4	Interface of roof drainage and ground drainage systems.	4		No problems noted.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted other than glass block in library.	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	$139,000
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		1953/1956/1959 sections doors show are but generally in acceptable condition; will require on-going maintenance.	$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		Components show age; will require average levels of on-going maintenance - e.g. can see daylight through weatherstripping at gym exit doors.	$1,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		No safety concerns but components show age and will require average levels of maintenance.	$1,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Most windows appear to have been replaced with pre-finished metal windows. Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Accessories same as window itself.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No signs of any obvious problems.	
Other		3		Mechanical Systems Upgrades may require additional building space to accommodate requirements. Allowance is based on 3% of Gross Building Area.	$133,000
	Overall Bldg Exterior Condition & Estim Costs				$151,500

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	all	No evidence of any problems. Note: School is in final stages of an interior repaint which began a year ago.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1953 1956 1959	Unevenness / Sloping condition. Not likely a serious structural concern. A condition resulting from the age of the different sections	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	$108,500
3.2.1	Floor materials and finishes.	3		Mixture of VCT, sheet flooring, terrazzo, or moulded acrylic and carpet. Multitude of materials often in conflict with new colour scheme. Central stair flooring requires replacement. Carpeting in main floor classrooms requires replacement. Some cracking of moulded acrylic floor in vestibule south end of gym.	$15,000
3.2.2	Wall materials and finishes.	4		PTD. Block or plaster or GWB or PTD. Wood paneling or ceiling tile adhered to wall. Appears to be in generally good condition as almost all has just finished repainting	
3.2.3	Ceiling materials and finishes.	3		Adhered ceiling tile, or painted plaster or T-Bar in music room, computer room and 1973 main floor classrooms. Some loose tiles but generally appears in good condition. T-Bar marginal condition 1973 corridors and South West Gym Entrance. Electrical recommends new lighting fixtures, Mechanical requires ventilation system installation and heating system upgrade. Given marginal condition of ceilings replacement should be budgeted for at the time of these installations.	$85,000
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		Doors probably benefit from interior repaint. No identifiable problems associated with hardware.	
3.2.5	Millwork	4		Limited and fresh due to repaint of interior. No obvious deficiencies.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Generally acceptable condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Generally acceptable condition. But approximately 50 lockers at end of serviceable life.	$7,500
3.2.8	Washroom materials and finishes.	3	53/56 1973	Terrazzo floor, tile plaster walls, plaster ceiling, moulded acrylic floor, PTD floor walls. Floor repairs need edge flooring at urinals. Terrazzo good condition but shows signs of age.	$1,000
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**	$85,000
		F.I.		No inspection reports provided by School Board. Educational Facilities Master Plan 2007 Edmonton Catholic Schools March 1998 assesses St.James 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.	

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	1953 1956 1959 1973	Combustible / Non-sprinklered Combustible / Non-sprinklered Combustible / Non-sprinklered Non-combustible / Non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Generally speaking stair enclosures are separated from adjacency uses by doors - not possible to determine rating. 1973 addition seems to be separated from rest of complex although rating cannot be confirmed.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Not possible to determine ratings in all cases. Doors to 1973 addition 1.5 hrs (manually held open). Doors from 1953 stairs to 1973 addition 1.5 hrs.	
3.3.4	Exiting distances and access to exits.	4		No obvious problems.	
3.3.5	Barrier-free access.	2		Steps at main entrance stage not accessible. Second floor not accessible. Main floor W.C. has grab bars but room size probably not to code. Allowance for elevator installation and accessible washroom.	$85,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No hazardous materials audit provided. May be some asbestos component to ceiling tiles. No audit or information available in Edmonton Catholic Schools 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				$193,500

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		Site drains away from schools.	
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			
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	$0
4.2.1	Fire hydrants and siamese connections.	4	All	Adequate fire hydrant placement outside school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Standpipe and hose system distributed throughout school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Adequate distribution of hand extinguishers throughout school.	
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**	$0
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1953	50 mm domestic cold water service extended from Municipal supply.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1953	Double check backflow preventer on standpipe service.	
4.3.4	Piping and fittings.	4	All wings	Plumbing pipe/fittings in good condition; no leaks noted or reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All wings	Fixtures in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1953 1973	Jetglass Model H-100-71J-3H; 76,500 btuh (input) 100 usg gas fired. State model SBT100-260 NE7L; 234,000 btuh (input) 100 usg gas fired	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All wings	Storm/sanitary piping in good condition; no problems noted or reported. Sump pit and pump in boiler room.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	$40,000
4.4.1	Heating capacity and reliability (including backup capacity).	4 F.I.	1953	Two (2) Reliance boilers (capacity not listed). Possibility that asbestos insulation covers the boilers.	
4.4.2	Heating controls (including use of current energy management technology.	4	All wings	Individual room temperature controls; pneumatic valve operators; interfaced with Andover BCMS system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1953 1973	Combustion air provisions are adequate; chimney/flues in good condition. Combustion air provisions are adequate; chimney/flues in good condition.	
4.4.4	Treatment of water used in heating systems.	4	1953	Chemical pot feeder assembly 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	1953	Adequate boiler protection.	
4.4.6	Heating air filtration systems and filters.	4	1973	Gym air system used for heating, complete with filters.	
4.4.7	Heating humidification systems and components.	3	All wings	No humidification systems.	$25,000

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	Perimeter heat to connectors, finned elements. Two classrooms serviced with Palm Air units in 1973 wing.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All wings	Piping and 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 air heating systems in gym; air	
4.4.13	Zone/unit heaters and controls.	3		Terminal unit heaters in entrances are worn.	$15,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	$347,000
4.5.1	Air handling units capacity and condition.	2	1973 1952, 1956, 1959	Gym air system - gas fired, Engineered Air, Model t100 1VF at 720,000 btuh (input) No air supply; all exhaust air systems with infiltrated (uncontrolled) outside air drawn in.	$256,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1973 1953, 1956, 1959	Gym air system probably has capacity for O/A heating. Inadequate supply/control of outside air	Ref. Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1973 1953, 1956, 1959	Air supply at floor along perimeter. Exhaust ventilation only.	Ref. Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	1	1953, 1956, 1959	Inadequate exhaust from several rooms -audio/visual; workroom; gym storage; server room; art storage; janitor's storage.	$30,000
4.5.5	Separation of out flow from air intakes.	4	1973	Adequate separation on gym system.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	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	1973 1952 1956 1959	Central plant equipment interfaced with Andover BCMS; pneumatic operators. Provide digital controls consistent with ventilation upgrade.	$56,000
4.5.8	Air filtration systems and filters.	4	1973	Adequate filtration.	
4.5.9	Humidification system and components.	3	All wings	Humidification does not exist.	Ref. Item 4.4.7
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).	3	1973	Grilles in gym are damaged.	$5,000
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).	N/A			
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	Space temperature in several classrooms are monitored/controlled by Andover BCMS; central plant equipment interfaced and alarm monitored on Andover BCMS.	
	Overall Mech Systems Condition & Estim. Costs				$387,000

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	1973	-Main distribution (1973), 600A, 1 phase, 240/120 VAC -Underground feeders to overhead pole mounted transformers -Main CDP 800A with some space for future -All 1 phase panels -Meter peak demand 68 KVA (assessed capacity 96 KVA @ 400A utility current trans	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	-HPS or LPS wall units, canopy and door incandescent luminaires	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for parking area, separate panel; no visible cycling or timing controls	
Other		4	All	-Original telephone service has been removed and replaced with new multi-line overhead service (recent installation upgrade) -Cable connection provided via overhead service	
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 -12 zones in use, space for 12 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, 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 or LED retrofit kits	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	$136,500
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TVSS	$4,500
5.3.2	Panels and wireways capacity and condition.	4	1973	-Components still available - not obsolete -Approximately one-third space in most panels	
		3	1953 1956 1959	-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.	4 3	1953 1956 1959	-Recently renovated rooms utilize new panels, pak poles, surface conduit, etc. -Two receptacles per classroom, not always at front and rear (insufficient) -Some surface conduit and wiring -Extension cords in use across floor	$108,000
5.3.5	Motor controls.	4 2	1956 1959 1973 1953	-Motor services and controls are generally splitter/disconnect/starter configurations 'Original motor starters and mechanical services panelboard in 1952 sections are obsolete, unreliable/unsafe	$6,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	$165,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	-Newly renovated computer room utilize newer type 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 gymnasium; block (row) switching -Illumination Levels: Classrooms - 700 - 1000 lux Corridors - 500 - 700 lux Laboratories - 700 - 1000 lux Computer areas - 450 - 550 lux Offices - approximately 1000 lux (too bright) Gymnasium - 300 - 400 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	1953 1956 1959	-Vintage of older style fluorescent wrap arounds not known; may be pre 1968 and original ballasts would contain PCB.	
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 -In conjunction with ventilation upgrading utilize new luminaries in lieu of retrofit	$165,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	$8,000
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 -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	-PA system Dukane Compact 3200; telephone handsets provided in each classroom used as classroom call/intercom system; surface speakers in classrooms and corridors with exposed cable -RFTV distribution to all classrooms -Local VCR and TV's installed in all	
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 offices -Multi outlet assemblies in computer room 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 -Not formally structured system with dedicated closets/hub rooms	$8,000
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					

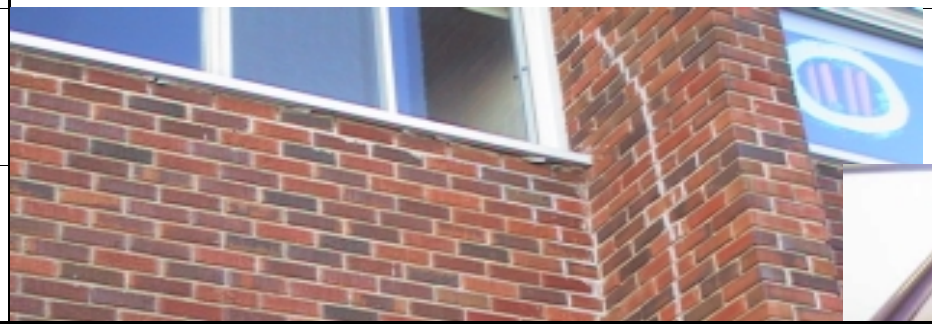
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	$0
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -All intrusion detectors -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4		-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				$309,500

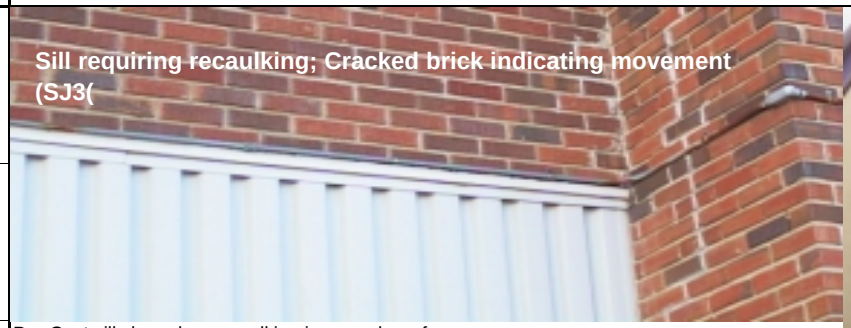
Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	N/A	None	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof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

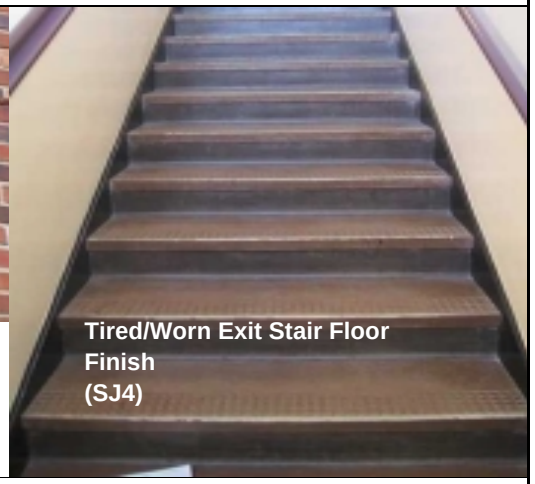
Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13		1000.7	12	80	960	40.7	
7.2	Science Rooms/Labs	1		87.3	2	95	190	-102.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		390	1 3	130 90	400	-10	
7.4	Gymnasium (incl. gym storage)	3		548.1	1 1	43 430	473	75.1	
7.5	Library/Resource Areas	1		144	1	200	200	-56	
7.6	Administration/Staff, Physical Education, Storage Areas	19		353.9			505	-151.1	
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)	18		1592.1			984	608.1	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			4116.1			3712	404.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Interior Finishes	Assessment probably benefited from interior repainting which was just being completed at the time of inspection.
Exterior Envelope	Second storey window sills 1953/1956 addition loose caulking could be seen on exterior from below. Recaulking required.
Basement	Storage room north basement is former locker/washroom used as storage. Custodians office same. Showers are still in place.
Interior Finishes	Because the school has been constructed in four stages, interior finishes are not unified. For example, small section of hardwood floor is apparent outside original gym and seems out of place. Finishes seem piecemeal.
Interior Finishes	Carpet - B.Q.R.P. for carpet identified. Carpet poor from allergy perspective. Students eat lunches in classrooms - carpet not appropriate.
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. James a 2 or unsatisfactory or unacceptable 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
Building Code Cont'd	Alberta Building Code Compliance has not been identified. Further Investigation may be required.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Deteriorated Entrance Pad at South Entrance (SJ2)
(SJ2)	Exterior Walkways are in need of repair in some areas.
	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Glass Block at Library (Former Gymnasium) (SJ5)
(SJ5)	Original Glass Block in former gymnasium has mortar joints which look as though they may be a source of air/water infiltration.
	 

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 Sill requiring recaulking; Cracked brick indicating movement (SJ3(
(SJ3)	Pre-Cast sills have loose caulking in a number of areas.
(SJ4)	Stair Finish in central area stair is worn and in need of replacement.


Tired/Worn Exit Stair Floor Finish
(SJ4)

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. James School February 1980, Rev. 85 - 01 - 09 Mini-Plans St. James School March 1965 – Last Rev. Oct.1992