

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	School Name:	St. Jerome				School Code:	36
	Location:	3310 - 107 avenue Edmonton, Alberta T5W 0C7				Facility Code:	1979
	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 200
	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	1970	1	1845.3	Masonry/B.U.R	Hot water heating to classroom ventilators along perimeter; separate ventilation system for interior classrooms & gymnasium	
	Additions/ Expansions						
						Evaluator's Name:	Bill Vance
						& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1992					-Minor Modernization create & enclose C.R. -Minor Modernization upgrade Gym Storage Rm. -Minor Modernization computer counter along west wall of Library & upgrade electrical. -Minor Modernization expand General Office & add supervision windows. -Minor Modernization supply & install security safe.
	1994					
	1995					
	1997					
	1999					
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 condition with limited attention required.	\$3,500
2	Building Exterior	Windows in need of replacement and indication of moisture penetration or heating problem leading to a paint finishes problem in gym area.	\$96,000
3	Building Interior	Interior in need of repaint and ceilings show age and should be replaced at the same time as ventilation system installation.	\$78,000
4	Mechanical Systems	Replace perimeter classroom ventilators with perimeter heating; install ventilation systems with humidification for perimeter classrooms; provide heating elements in gymnasium.	\$236,000
5	Electrical Systems	Electrical systems generally adequate for 1999 needs but upgrading of luminaires (for energy efficiency) and provision of additional receptacles throughout are required for immediate future viability of the facility.	\$144,340
6	Portable Buildings		\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus 525.8 S.M.	
	7.2 Science Rooms/Labs	Deficient 95 S.M.	
	7.3 Ancillary Areas	Deficient 310 S.M.	
	7.4 Gymnasium	Surplus 40.9 S.M.	
	7.5 Library/Resource Areas	Surplus 11.5 S.M.	
	7.6 Administration/Staff Areas	Deficient 67.1 S.M.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient 98.8 S.M.	
	Overall School Conditions & Estim. Costs	Architectural, Mech. And Elec. work required. Area Surplus 7.3 S.M.	\$557,840

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$2,500
1.1.1	Overall site size.	4	Expansion Potential to North and East.	
1.1.2	Outdoor athletic areas.	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies	
1.1.4	Site landscaping.	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Accessories showing signs of age and end of painting cycle (School designated for exterior painting spring of 2000)	\$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies	
1.1.7	Evidence of sub-soil problems.	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious concerns or deficiencies.	
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	2 Pedestrian, 1 vehicular. Generally all O.K.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Snow Cover Prohibits Meaningful Inspection. No obvious signs of deficiencies. Appears to be Asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus Lanes/Drop Off Off-site on City of Edmonton Streets. No particular problems evident or identified by staff	
1.2.4	Fire vehicle access.	4	Appears to be adequate. No turn around for Fire Vehicles in Parking area.	
1.2.5	Signage.	4	O.K.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$1,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Parking for Approximatley 19 Cars. No designated disabled stall. 6 Duplex outlets provided for reserved stalls only.	
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Snow Cover makes inspection difficult. Appears to be Asphalt. No obvious signs of deficiencies.	
1.3.4	Layout and safety of sidewalks.	4	No obvious concerns or deficiencies.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Snow Cover makes inspection difficult. No obvious signs of deficiencies.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No curb cuts at off-site crosswalk	\$1,000
Other		4	Garbage bins have been located at entrance to parking, effectively the front door of the school presumably to allow trucks to pick-up garbage without damaging asphalt in parking area (this problem has been identified at other schools). No costs have been allocated to this aesthetic problem.	
	Overall Site Conditions & Estimated Costs			\$3,500

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		No indications of any problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No indications of any problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof not accessed due to winter conditions. No indications of problems from staff and no apparent problems from at grade perimeter inspection	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>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.</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	\$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		No inspection report provided by School Jurisdiction. Listing of Roofing Projects for this School Jurisdiction since 1979 does not identify any work related to this school other than reroofing of a protable which is no longer present. No roofing problems identified by staff. Roof not accessed due to winter conditions. No inspection reports were found in Edmonton Catholic Schools for this facility. B.U.R. 7/8" Roofmate F.R.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Roof not accessed due to winter conditions. No indications of problems from staff and no apparent problems from at grade perimeter inspection.	
2.2.3	Control of ice and snow falling from roof.	4		Flat Roof - no apparent 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	\$26,500
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Signs of peeling paint and cracking in Stucco Fascia some areas. Staff indicated that school exterior is scheduled for painting spring of 2000. Cracking stucco in SouthWest corner. Cracking stucco by North West entrance. Cracking Peeling Paint North wall under windows. Removal of Uni-Vent as part of mechanical systems upgrades will require wall infill/patching.	\$26,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Cracking stucco fascia and signs of peeling paint. Staff indicated that school exterior is scheduled for painting spring of 2000. Painting cost included in 2.3.1 above	Refer to 2.3.1
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.		Peeling Paint is a problem in the Gymnasium in the upper third of the walls and in the north East and South East corners. It is possible that this may be due to moisture penetration through the block or perhaps due to inadequate insulation within this wall system.	
2.3.4	Interface of roof drainage and ground drainage systems.	4			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.		Peeling Paint is a problem in the Gymnasium in the upper third of the walls and in the north East and South East corners. It is possible that this may be due to moisture penetration through the block or perhaps due to inadequate insulation within this wall system. costs for repainting of the school is identified in 3.2.2	Refer to 3.2.2
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$69,500
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Exterior doors to Gym, warping and peeling paint. Doors should be replaced. Generally speaking in other areas condition is good, although there are some signs that painting is needed. (Exterior painting is scheduled for 2001. Painting costs have been included in 3.2.2	\$2,000

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).	4	Generally good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Generally good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Loose seals noted at a number of locations. Windows are original with the exception of a window in the general office which was added to monitor school visitors. Although there were not significant signs of deficiencies windows are 29 years old and show age. Replacement should be budgeted in near future. Budget should allow for increasing exterior window area as poor daylighting is	\$25,000
			an issue sighted by staff.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Original accessories - some repair/replacement required.	\$2,500
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No obvious signs of deficiencies.	
Other		3	Mechanical Systems Upgrades may require additional building space to accommodate requirements. Allowance is based on 2% of Gross Building Area.	\$40,000
	Overall Bldg Exterior Condition & Estim Costs			\$96,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Generally good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Generally good condition.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$58,000
3.2.1	Floor materials and finishes.	3		VCT in most areas, limited use of carpet in select areas i.e. offices/library. Generally speaking floors appear to be in good condition. Chipped/cracked tile nosing on stair to Gym.	\$500
3.2.2	Wall materials and finishes.	3		Wall materials are generally in good condition but paint shows signs of being at end of cycle. Interior is scheduled to be painted in 2001.	\$22,500
3.2.3	Ceiling materials and finishes.	3		Suspended T- Bar ceiling most areas. GWB ceilings in washrooms/office. Adhered ceiling tile in gymnasium. Ceiling tiles showing their age. A number of damaged/chipped ceiling tiles were noted. With installation of ventilation system tiles should be replaced. Allowance is for 20% replacement - principally in corridors and associated with ventilation system installation.	\$11,500
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>		

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4		Generally good condition. Paint chips evident due to school being at end of paint cycle.	
3.2.5	Millwork	3		P. Lam coming away from substrate in a number of locations. Ptd. Wood millwork showing signs of wear and tear. Painting of millwork included in 3.2.2	\$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		No obvious deficiencies.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No obvious deficiencies.	
3.2.8	Washroom materials and finishes.	3		Moulded acrylic floor in boys and girls washrooms showing signs of cracking/wear. Other finishes in good condition.	\$3,500
Other					
3.3	Health and Safety Concerns --- <i>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.</i>		Bldg. Section	Description/Condition	\$20,000
		F.I.		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. 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	Non-Combustible, Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Doors in corridor appear may provide some form of separation of classroom wing/gymnasium wing.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Boiler Rm. 1 1/2 hour fire-rated door assembly	
3.3.4	Exiting distances and access to exits.	4	No obvious indications of problem areas.	
3.3.5	Barrier-free access.	2	Main School Entrance is accessible. Steps within school would prevent gym from being accessed internally (it is potentially accessible externally). No Barrier Free washrooms. Ramp to Gym.	\$20,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	No audit provided by School Jurisdiction. No Reports identified in Edmonton Catholic Schools Library. No obvious problem areas.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	None	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$78,000

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).	5		CB's in parking lot; surface grade away from school; roof drains piped to City sewer system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Adequate distribution of hose bibbs around perimeter of school.	
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		Hydrant and siamese connection near main entrance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Adequate standpipe distribution.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Adequate fire extinguisher distribution.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		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		50 mm cold water service into school from Municipal supply.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Double check backflow preventers installed on water supply to hose cabinets. Valves in good condition; no leaks noted.	
4.3.4	Piping and fittings.	4		Pipe and fittings in good condition. No leaks noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures/trim are in good condition. Replace as need arises.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Gas fired domestic hot waterheater with integral storage - Superhot Model 100 CGB, 200,000 btuh (input); 72 Imperial gallon storage; complete with recirc pump (Taco).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		No leaks/problems noted. Storm and sanitary sewer connected to Municipal service.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	\$75,000
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two (2) copper tube hot water heating boilers - Ruud model CB2600 MA - 1,400,000 btuh (input) each. Two (2) primary hot water heating pumps - 3 h.p. each.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls; interfaced with Andover central system; each classroom has temperature control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Adequate combustion air; flues in good condition; no evidence of deterioration.	
4.4.4	Treatment of water used in heating systems.	4		Chemical pot feeder used; sidestream filtration; good chemical treatment program in place; water is clear.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate boiler controls are in place.	
4.4.6	Heating air filtration systems and filters.	4		Gym air system filters in place; coil is clean.	
4.4.7	Heating humidification systems and components.	N/A		N/A	

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).	3		Unit ventilators in some classrooms; perimeter fin in some rooms; duct coils on interior zones.	\$50,000
4.4.9	Heating piping, valve and/or duct insulation.	3		Piping in crawlspace below main office is uninsulated; causing overheating. Insulation in boiler room is adequate.	\$5,000
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Gymnasium is heated by air handling unit, causing air system to operate during unoccupied hours. Should extend radiation into gym.	\$10,000
4.4.13	Zone/unit heaters and controls.	3		Exposed entrance fan coils are becoming worn.	\$10,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$161,000
4.5.1	Air handling units capacity and condition.	4		Air handling unit serves the gymnasium and interior zone spaces - Dunham Bush Model HAH 150B; 10 h.p. motor; Sheldons cabinet style return fan - 5 h.p. motor.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Outside air to several classroom spaces that are not served from air system is severely restricted.	\$100,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Where gym system serves some interior rooms, fresh air supply is adequate. Gym air supply distribution requires replacement (baseboard type diffusers are battered).	\$10,000
4.5.4	Exhaust systems capacity and condition.	3		Adequate exhaust from washrooms. No exhaust from Janitor's room/Storage room/Server/Photocopier room.	\$10,000
4.5.5	Separation of out flow from air intakes.	5		No problems with separation on exhaust to fresh air intakes.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		N/A	
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Pneumatic controls are adequate; interface with Andover central monitoring system.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.8	Air filtration systems and filters.	3	Provide digital controls for ventilation program.	\$25,000
		4	50 mm thick throwaway filters are adequate.	
	Humidification system and components.	3	No humidification system.	\$16,000
		N/A	N/A	
	Heat exchangers.	4	Existing duct distribution and components are adequate.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$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		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Building components, including central plant equipment and room temperatures are monitored by Andover system.	
	Overall Mech Systems Condition & Estim. Costs				\$236,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				\$3,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1970	-Main distribution (1970), 600A, 3 phase, 208/120 VAC, approx. 4 breaker spaces for future -Underground feeders from pad mount transformer at southwest corner of school -Demand well below capacity	
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 north and east sides of facility. Add luminaires	\$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	-Electrified plugs for approximately 80% of parking area	
Other		4	All	-Telephone service underground to main backboard in main electrical room	
5.2	Life Safety Systems		Bldg. Section	Description/Condition	\$0
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4	All	-Simplex 4002 system, non addressable -5 zones in use, space for 6 additional device zones -Annunciator and graphic mimic at main entry -Generally devices exist where required in storage rooms, IA areas, etc. -Recently verified.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	-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	All	-Exit luminaires generally where required -Exits not connected to battery back-up or emergency power -Exits are incandescent	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	\$67,500
5.3.1	Power service surge protection.	3		-None -No isolation between equipment/mechanical and technology (user) loads. Add TVSS	\$2,500
5.3.2	Panels and wireways capacity and condition.	4	1970	-Components still available - not obsolete -Some space in most panels	
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	1970	-Computer room/library utilize pak poles and wireway, etc. -Two or three receptacles per classroom, one at front, one at rear (insufficient)	\$65,000
5.3.5	Motor controls.	4		-Motor services and controls are generally splitter/disconnect/starter configurations	
Other					


Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$73,840
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	1970	-All areas surface fluorescent with wrap around lensing, T12 lamps, standard ballasts -Low voltage switching in classrooms, music room and gymnasium (block/row switching) -Illumination Levels: Classrooms - 700 - 1000 lux Corridors - 400 - 500 lux Computer areas - 450 - 550 lux Offices - 700 - 1000 lux Gymnasium - 300 - 350 lux Library - 350 - 550 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1970	-Vintage of luminaires expected 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 ballasts -Upgrade exits to full LED type -Upgrade gymnasium to HID lighting -In conjunction with ventilation upgrading luminaires are replaced not retrofitted	\$73,840
Other					




Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$0
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1970	-Recently upgraded telephone system Nitsuko DX2NA-32 -Incoming multiline (25 pair) cable	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1970	-Classroom call and PA system Dukane Petcom 2200; recessed speakers in classrooms and corridors -RFTV distribution to all classrooms	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1970	-Category 5 system (recently upgraded) -One dual outlet assembly in each classroom -Multi outlet assemblies in computer room and library	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1970	-Exposed conduit and surface plastic mold -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).	4	1970	-Very small network with central hubs	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1970	-Dedicated circuits only in recently renovated computer room/library areas.	
Other					





Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	\$0
5.6.1	Site and building surveillance system (if applicable).	N/A	All	None	
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -10 zones, several spare zones (all intrusion detectors) -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4		-Custom EPS digital clock system in corridors and library -Local electric clocks in classrooms and some offices	
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					\$144,340

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	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

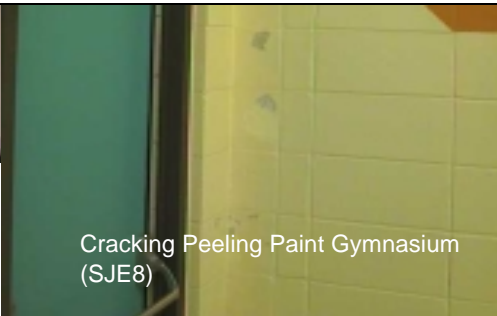

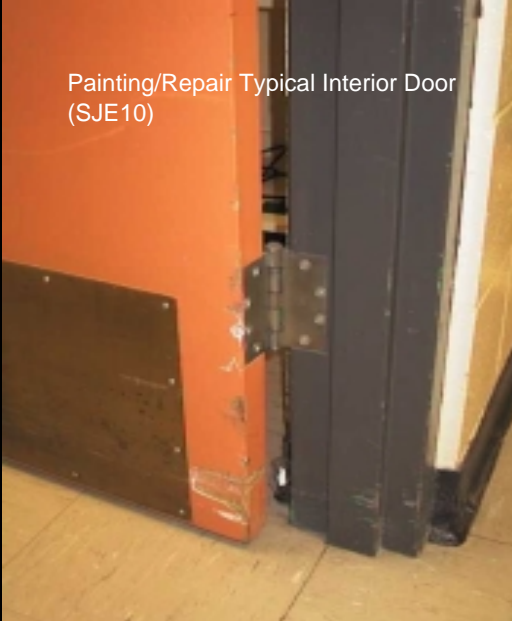
Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8		845.8	4	80	320	525.8	
7.2	Science Rooms/Labs				1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 2	130 90	310	-310	
7.4	Gymnasium (incl. gym storage)	3		315.9	1 1	25 250	275	40.9	
7.5	Library/Resource Areas	1		111.5	1	100	100	11.5	
7.6	Administration/Staff, Physical Education, Storage Areas	10		191.9			259	-67.1	
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)	10		380.2			479	-98.8	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			1845.3			1838	7.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Daylight	School Staff identified lack of daylight being a problem in the school. Each classroom only has a single exterior window. Windows have been added on classroom/corridor walls but interior core containing Library/Music Room/Art and lunch room could benefit from natural light.
Storage	Lack of adequate storage seems a problem boxes noted stacked in library and boiler rm.
Computers	Computer stations in hallway seems less than ideal. Main server for school is located in general storage area which may not be ideal from a dust control perspective.
Out of School Care	Stage area is utilized as out of school care. Area has no windows or daylight.
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. Jerome a 4 or adequate 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 or costs for 1997
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	
		
(SJE2)	<p>Garbage Bins at Main School Entrance (SJE2)</p> <p>Garbage Bins make for an unattractive entrance.</p>	
(SJE3) (SJE4)	<p>Exterior stucco band cracking in a number of locations.</p>	
		 <p>Cracked Stucco Fascia (SJE3)</p>
		

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
		
		
(SJE5)(SJE6)	Loose window seals evident at a number of locations.	
		

Evaluation Component/ Sub-Component	Additional Notes and Comments
	 <p>Poor Condition Exterior Window (SJE6)</p>
	

Evaluation Component/ Sub-Component	Additional Notes and Comments	
	Cracking Peeling Paint Gymnasium (SJE7)	 Cracking Peeling Paint Gymnasium (SJE8)
(SJE7)(SJE8)(SJE9)	Problem with exterior wall at gym resulting in cracking and peeling paint in a number of areas.	
	Painting/Repair Typical Interior Door (SJE10)	 Cracking Peeling Paint Gymnasium (SJE9)
		

Evaluation Component/ Sub-Component	Additional Notes and Comments
(SJE10)	Repainting required in a number of areas.
List of Reports/ Supplementary Information	<p> 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, Ventilation 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 </p> <p>Data Sheets</p> <p>St. Jerome School February 1980</p> <p>Mini-Plans</p> <p>St. Jerome School March 1970 – Last Rev. Dec.1997</p>