

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	School Name:	St. Rose				School Code:	227
	Location:	8815 - 145 street Edmonton, Alberta T5R 0T7				Facility Code:	2031
	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 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	1962	2	2010.9	Concrete/Masonry/B.U.R./Stucco/Ceramic Tile	Classroom ventilators using perimeter hot water.	Severe limitations on outside air for ventilation.
	Additions/ Expansions	1965	2	2591.9	Concrete/Masonry/B.U.R./Stucco/Ceramic Tile		
						Evaluator's Name:	Bill Vance
						& Company:	Henderson Inglis Partridge

Upgrading/ Modernization (identify whether minor or major)	1984		144				-Minor Modernization to Adm. Offices #130,#131,#132,#/133. -Minor Modernization upgrade Computer Rm. -Minor Modernization upgrade Art Rm. add large sink & new millwork. -Minor Modernization provide removable acoustic panels along Gym opening. -Minor Modernization upgrade Gym floor system, remove coatroom in C.R. & add storage rooms u/s of stairs. -Minor Modernization upgrade & Provide supervision from Library to Computer Rm.
	1991						
	1992						
	1995						
	1996						
	1998						
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 adequate in size and condition. Some concrete work required.	\$16,000
2	Building Exterior	Roof drainage problem requires attention and window replacement should be completed.	\$243,000
3	Building Interior	Second Floor is not accessible, Science Labs lag behind program demands, ceilings need replacing.	\$233,500
4	Mechanical Systems	Install new ventilation systems with humidification; replace unit ventilators with perimeter heating.	\$588,000
5	Electrical Systems	Insufficient receptacles throughout. Upgrading receptacle quantities will necessitate panel and distribution upgrades. Consideration should be given to replacing existing single phase service with new 3 phase service. Also lighting to be upgraded to energy efficient type.	\$423,000
6	Portable Buildings		\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus 178.2 S.M.	
	7.2 Science Rooms/Labs	Deficient 139.7 S.M.	
	7.3 Ancillary Areas	Deficient 81.4 S.M.	
	7.4 Gymnasium	Deficient 122.3 S.M.	
	7.5 Library/Resource Areas	Deficient 70.6 S.M.	
	7.6 Administration/Staff Areas	Deficient 132.8 S.M.	
	7.7 CTS Areas	Deficient 230 S.M.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 990.4 S.M.	
	Overall School Conditions & Estim. Costs	Architectural, Mech. And Elec. work required. Area Surplus 391.2 S.M.	\$1,503,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$5,000
1.1.1	Overall site size.	4	Appears to be adequate expansion potential to north and east.	
1.1.2	Outdoor athletic areas.	4	Snow cover prohibits meaningful inspection. Indications are no significant deficiencies.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Snow cover prohibits meaningful inspection. Indications are no significant deficiencies	
1.1.4	Site landscaping.	4	Snow cover/Winter conditions prevents meaningful inspection. No obvious signs of problems.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Bent rails signs of rust etc.	\$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Back slope to building at concrete block sidewalk. Winter conditions made overall assessment difficult.	\$2,500
1.1.7	Evidence of sub-soil problems.	4	No obvious signs of problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious concerns. Nothing in particular identified by staff.	
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 access points off 145 street and 1 off lane. One vehicular access point off lane on school south side.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).		none	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site. Bus on city of Edmonton streets. Although not witnessed, suspect lane functions as drop off leading to congestion with parking area. No costs attributed to this item.	
1.2.4	Fire vehicle access.	4	Appears O.K. School in close proximity to street and lane.	
1.2.5	Signage.	4	No signs of problems.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$11,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Appears to be parking for 17 - 19 cars. Duplex outlets appear to provide power to all. No parking designated for disabled.	\$1,000
1.3.2	Layout and safety of parking lots.	4	Parking directly off lane probably leads to congestion at peak school arrival/departure times. No cost has been assigned to this item because although the condition is not good relocating the parking area would not be practical from a costing point of view.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Winter conditions make assessment difficult. No apparent problems.	
1.3.4	Layout and safety of sidewalks.	3	Unsafe condition at north west entrance due to roof drainage problem.	Refer to 1.3.5 & 2.2.2
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete and asphalt. Ice problem due to roof drain problem at north west entrance, surfaces cracked showing age. Sidewalk east side of school back slopes to school	\$7,500
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts noted. 100mm step at North West entrance.	\$2,500
Other				
	Overall Site Conditions & Estimated Costs			\$16,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$0
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	F.I.		Evidence of slab movement/settlement cracking in Jan./Storage Rm. South East corner of 1965 addition. It is possible this is the element referred to in Educational Facilities Master Plan 2007 Edmonton Catholic Schools Document makes reference to problems with exterior walls and structure. Further investigation is required.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.		No problems observed but Educational Facilities Master Plan 2007 Edmonton Catholic Schools Document makes reference to problems with exterior walls and structure. Further investigation is required.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Difficult to assess - winter condition. Some ponding evident west elevation. No strong indications of structural deficiencies.	
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	Description/Condition/Age	\$20,000
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1962 1965	Reroofed 1980 Reroofed 1986 No reports provided. Custodian indicated some second storey leaks. No reports were evident from materials accessed at Edmonton Catholic Schools Service Centre Library.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3		Generally seems O.K. Problem cited with freezing air intake in extreme winter conditions. Scupper drain arrangement west elevation and freezing creates problem at north west entrance.	\$20,000
2.2.3	Control of ice and snow falling from roof.	4		Flat roofs - should not be a concern.	
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	\$10,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1962	Stucco, block, prefinished metal. Stucco new +/- 5 years.	\$10,000
			1965	Stucco, PTD. Conc. Block, Tile, Concrete. Stucco new +/- 5 years. Missing/loose tiles south elevation. Removal of Uni-Vents will require wall patching.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1962		
			1965		
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	1962		
			1965		
2.3.4	Interface of roof drainage and ground drainage systems.	3		Ice build-up. Scupper roof drain north west entrance 1962. Costs have been identified in Section 2.2.2	Refer to 2.2.2
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of significant problem	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$213,000
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1962	Main entrance doors appear dated, out of place in terms of condition relative to new exterior stucco.	\$2,500
			1965	Generally O.K.	

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	All	Generally O.K.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Generally O.K.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1962	Replaced west and north elevation - north elevation windows reduced in size- pre-finish metal infill.	\$57,000
			1965	Replaced west and north elevation. Evidence of seal failures east elevation. Remaining windows at end of serviceable life - replace.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1962	As in 2.4.4 above.	\$5,500
			1965	As in 2.4.4 above. Paper taped to windows because of unit blind failure and unavailability of parts for replacement.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No significant indication of problems	
Other		3		Mechanical Systems Upgrades may require additional building space to accommodate requirements. Allowance is based on 3% of Gross Building Area.	\$148,000
	Overall Bldg Exterior Condition & Estim Costs				\$243,000

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 internal evidence of structural problem.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1965	Some up and down as one moves from original to addition. No costs attached.	
			1962	No signs of structural problem.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	\$138,500
3.2.1	Floor materials and finishes.	3	1962	Wood (gym), VCT, Ceramic Tile	\$3,500
			1965	VCT, Carpet, Ceramic Tile, Moulded Epoxy. Moulded epoxy in marginal condition by south entrance.	
3.2.2	Wall materials and finishes.	4	1962	Generally good. Appears as if school painted within last five years.	
			1965	Generally good. Appears as if school painted within last five years.	
3.2.3	Ceiling materials and finishes.	3	1962	T-Bar corridors, adhered acoustic ceiling tile. T-Bar at end of life. Many areas water stains/chips, some loosened tiles. Damage combined with replacement due to installation of ventilation system we have budgeted for 35% replacement of Non-Gym area.	\$45,000
			1965	T-Bar, adhered acoustic ceiling tile (confirm). T-Bar at end of life, many areas water stains/chips, some loose adhered tiles. 35% replacement.	
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	All	Generally good condition	
3.2.5	Millwork	3	All	Computer lab millwork. Limited millwork throughout school. Appears in reasonable condition. Limited storage. Staff indicated labs not up to required standards.	\$75,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All		
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Lockers in poor condition - replace in phases. Budgeted for 100 lockers Appear to be approximately 365 on site in corridors.	\$15,000
3.2.8	Washroom materials and finishes.	4	1962	Tile PTD. block, partitions O.K. Generally good.	
			1965	Tile PTD. block, partitions O.K. Generally good.	
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	\$95,000
		F.I.		No up to date inspection report provided. Educational Facilities Master Plan 2007 Edmonton Catholic Schools gives St. Rose a unsatisfactory or inappropriate rating 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	1962	Non-combustible / Non-sprinklered	
			1965	Non-combustible / Non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	None evident other than doors at stair enclosures.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	No ratings evident - GWG in doors at top of stair enclosures.	
3.3.4	Exiting distances and access to exits.	4	All	No strong indications of any problems.	
3.3.5	Barrier-free access.	2		Second storey not accessible. No barrier free washrooms. Stage not accessible. Half inch drop in floor where original building meets addition. Allowance is for elevator to second floor and construction of barrier free washroom.	\$95,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No audit provided. It is possible given age of building that there is asbestos content in adhered ceiling tile or floor tile. No audit identified at Edmonton Catholic Schools Service Centre Library.	
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				\$233,500

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				\$100,000
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	2		No storm sewer system; roof drains splash onto grade; slopes into building.	\$100,000
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Adequate coverage of outside hose bibbs - complete with anti-syphon backflow device	
	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.	5		Adequate coverage - fire hydrant in front of building.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose system complete with hand held extinguishers.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Adequate coverage - dry chemical extinguishers in stage area and boiler room.	
	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	\$18,000
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		2" water from Municipal supply is adequate and in good condition.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed on domestic supply and fire water supply. No leaks on pumps/valves. Recirc pumps replaced in 1998.	
4.3.4	Piping and fittings.	4		No leaks noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		In good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		A.O. Smith domestic hot water boiler, 270,000 btuh input; separate storage tank complete with circulating pumps	\$18,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer system is performing adequately.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	\$170,000
4.4.1	Heating capacity and reliability (including backup capacity).	4		Cast iron sectional boilers (2 separate modules) - 1 @ Warden King (sunny day) Model A66W14 - 3.25 million btuh (input).	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic Controls - Central Plant DDC monitoring (Andover)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Adequate provision for combustion air; no deterioration noted on chimneys.	
4.4.4	Treatment of water used in heating systems.	4		Water is clear. Sidestream filter is operational - chemical pot feeder. Chemical treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Boilers are adequately protected.	
4.4.6	Heating air filtration systems and filters.	4		Classroom ventilation complete with filters on coils. Filters are clean.	
4.4.7	Heating humidification systems and components.	1		No humidification systems.	Ref. Item 4.5.9

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		No deficiencies noted; no leaks reported.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Pipe insulation in boiler room in good condition.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	2		"Herman Nelson" classroom ventilators are being used - a constant source of maintenance to keep operational.	\$150,000
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Gymnasium and stage heated with perimeter radiation in cabinet. Cabinet in poor condition; replace.	\$5,000
4.4.13	Zone/unit heaters and controls.	3		Condition of entrance heaters is deteriorating with age.	\$15,000
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$300,000
4.5.1	Air handling units capacity and condition.	2		Ventilation provided by classroom ventilators with two (2) roof mounted general exhaust fans.	\$230,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	1		Outdoor air provisions in winter time is throttled by baffle plates to avoid tripping freeze stats on classroom ventilator units.	Ref. Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		Classroom ventilators distribute air along perimeter millwork under glazing; central exhaust fans.	Ref. Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems from washroom, lab fume hood and general exhaust is adequate.	
4.5.5	Separation of out flow from air intakes.	4		No problems with sidewall intakes on classroom ventilators and exhaust on roof.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Fume hood exhaust.	
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	2	Pneumatic control valves on hot water supply to classroom ventilators; individual room temperature control. Upgrade ventilation system controls, consistent with ventilation upgrade.	\$60,000
4.5.8	Air filtration systems and filters.	4	Filters on classroom ventilator units.	
4.5.9	Humidification system and components.	1	No humidification system.	\$10,000
4.5.10	Heat exchangers.	N/A	N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	Mixing dampers on unit ventilators are a constant source of failure and maintenance.	Ref. Item 4.5.1
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		Andover Building Management system to monitor and control central plant and monitor selected room temperatures.	
	Overall Mech Systems Condition & Estim. Costs				\$588,000

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	1965	-Main distribution (1962) 600A, 1 phase, 240/120 VAC, approx. 6 breaker spaces for future -Underground feeders from utility pole mounted along 89 Avenue transformer -All single phase assessed capacity 144 KVA	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		. Typical wall paks or exterior incandescents at exits only . No other exterior security lighting . Lighting for parking lot from single Municipal back alley street lights -Upgrading and additional luminaires required.	\$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		. Electrified plugs and panelboard added in 1965 addition . Condition and quantity adequate . No visible cycling or timing controls	
Other				. Telephone service overhead at south side of building from back alley to backboard in general office	
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	1962 1965	-Simplex 4002 system, non addressable -12 zones active, space for 4 additional zones -Generally devices exist where required (storage rams, IA areas, etc.) -Verified August, 1999	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1962 1965	Wall mounted dual head battery packs in corridors and in main mechanical/electrical room Tested monthly Quantity (distance between units) may be sufficient for strict code compliance	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1962 1965	Generally adequate signage and placement at all exits. Some older style exits (round globe) should be replaced. Exit circuits not connected to battery circuits. Exits are incandescent.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	\$201,000
5.3.1	Power service surge protection.	3	1962	None Power quality poor due to single phase service and no separation between HVAC/equipment and electronic (computer) loads. Add TUSS	\$4,000
5.3.2	Panels and wireways capacity and condition.	3	1962 1965	Panels are obsolete Westinghouse NPLB with nameplate rating of 150, 160, 210 amperes Panels are full, no spare circuits typically available Existing conduit systems are also expected to be full New panels have been provided for recent renovation of library and new computer room -Only one panel for entire second floor	\$36,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A - none	
5.3.4	General wiring devices and methods.	3	1962 1965	Existing wiring and device quality acceptable Typically two receptacles per classroom; one at front and one on side wall Insufficient outlets in classrooms (plugs not on every wall); extension cords across floor in access areas. Some receptacles have been added on a piecemeal basis to specific rooms and surface conduit/receptacles in labs Insufficient circuits - too many items on each circuit.	\$161,000
5.3.5	Motor controls.	4		Local splitters and starters supplied from panels Not directly supplied from main distribution	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	\$186,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	1962 1965	-Newly renovated music, computer and resource center utilize newer style recessed and suspended luminaires -All other areas surface fluorescent with wrap around lensing, T12 lamps, standard ballasts -All line voltage switched; block (row) switching -Illumination Levels: Classrooms - 400 - 600 lux Corridors - 400 - 500 lux Laboratories - 500 - 600 lux Computer areas - 450 - 550 lux Offices - 650 - 700 lux Gymnasium - 500 - 600 lux Library - 500 - 600 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	F1		-Some original luminaires appear to remain; expected vintage would suggest likelihood of PCB ballasts present	
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 upgrade provide new luminaires in lieu of retrofitting.	\$186,000
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$33,000
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1962	-Recently upgraded telephone system Nitsuko DX2NA-32 (2 cabinets) -Incoming multiline (25 pair) cable	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	-Classroom call and intercom via local telephone handsets in each classroom -PA system Dukane Petcom 2200; surface speakers in classrooms and corridors with exposed cable -RFTV distribution to all classrooms -Local VCR and TV's installed in all classroom -Mix of recessed and exposed conduit/boxes/cabling for above systems	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	-Category 5 system (recently installed) -One dual outlet assembly in each classroom; also in teacher's office -Multi outlet assemblies in computer room and library utilize plastic type pak pole raceways	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	-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).	3	All	-Local hubs in various locations interconnected -Surface wiring and conduit with open wiring pulled between access points into ceiling -Infrastructure for cabling is configured for make do conditions without properly accessible ceilings and routing capability.	\$30,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		-Dedicated circuits only in recently renovated computer room, library areas	\$3,000
Other					





Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	\$0
5.6.1	Site and building surveillance system (if applicable).	N/A	All	-None	
5.6.2	Intrusion alarms (if applicable).	4	All	-Custom security system common to all ECS Schools -12 zones, 3 spare (all intrusion detectors) -LED annunciator and graphic mimic at main entry	
5.6.3	Master clock system (if applicable).	4	All	-None -All building sections utilize local electric clocks	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				\$0
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$423,000





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).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	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	11		978.2	10	80	800	178.2	
7.2	Science Rooms/Labs	1		100.3	2	120	240	-139.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		318.6	4	3@90 1@130	400	-81.4	
7.4	Gymnasium (incl. gym storage)	4		532.7	1 1	595 60	655	-122.3	
7.5	Library/Resource Areas	1		139.4	1	210	210	-70.6	
7.6	Administration/Staff, Physical Education, Storage Areas	22		443.2			576	-132.8	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	
	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)	15		2090.4			1100	990.4	Data sheets provided do not contain information about circulation, wall area & crush space for this school.
	Overall Space Adequacy Assessment			4602.8			4211	391.8	

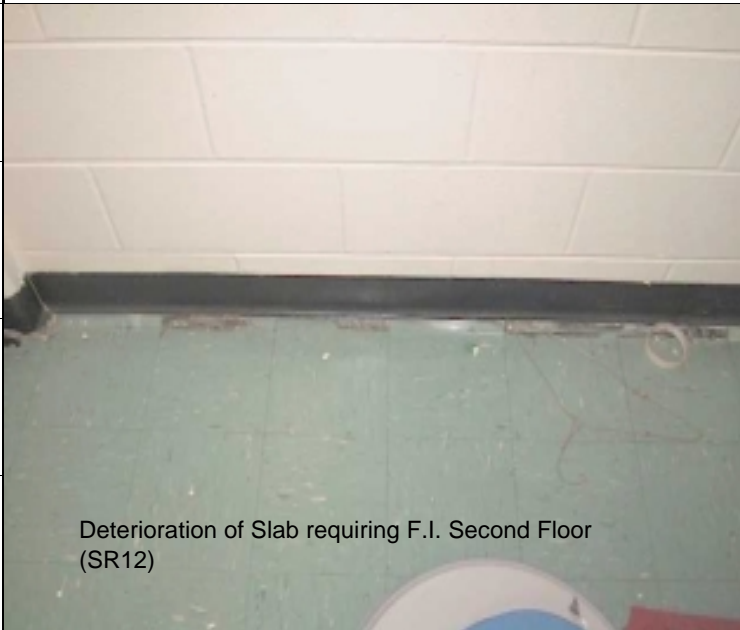

Evaluation Component/ Sub-Component	Additional Notes and Comments
Security	Principal expressed concern over lack of building security system and potential theft of computer equipment.
Janitor Sinks	Custodian indicated wall slope. Sinks unsuited to current cleaning needs. Floor sink would be better suited.
Storage	General lack of storage within school.
Showers	No showers for girls or boys. Former shower areas now used as storage areas.
Lunchroom	Lack of lunchroom facility. Principal indicated that students were forced to eat off corridor floors.
Labs	Principal indicated that labs which were designed primarily for elementary school were inadequate for this high achievement junior high school. Principal wants to offer communication technology course but has no labs.
Drama	Principal indicated he would like to offer drama but has no facilities to accommodate it.
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. Rose a 2 or unsatisfactory or unacceptable rating for St. Rose 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

Evaluation Component/ Sub-Component	Additional Notes and Comments			
	Alberta Building Code Compliance has not been identified. Further Investigation may be required.			
Building Code Cont'd				
				
	Cracking Concrete Perimeter Walkway (SR2)			Cracking Slab at North West Entrance (SR3)
(SR2)(SR3)	Exterior walkways are in need of repair in some areas.			
				

Evaluation Component/ Sub-Component	Additional Notes and Comments
	
	
	<p>Exterior Drain Which Causes Hazardous Condition at North West Entrance (SR4)</p> <p>Typical Window with Failing Seals/Accessories</p>
(SR4)	<p>Drainage problem at North West Entrance creates icy and hazardous sidewalks.</p>
(SR5)	<p>Some windows have been replaced but the original windows remaining require repairs but parts unavailability makes this difficult.</p>
	
	

Evaluation Component/ Sub-Component	Additional Notes and Comments	
		
(SR6)	Main Entrance doors are in need of replacement	
(SR7)	Ceramic tile on south side of school is in need of repair.	
		

Evaluation Component/ Sub-Component	Additional Notes and Comments	
	 <p>Stained Ceiling Tiles (SR8)</p>	 <p>Soiled Ceiling Tile (SR9)</p>
(SR8)(SR9)	Ceiling Tiles in many areas are damaged or soiled.	
	 <p>Poor Condition Lockers (SR10)</p>	 <p>Poor Condition Lockers (SR11)</p>

Evaluation Component/ Sub-Component	Additional Notes and Comments	
(SR10)(SR11)	Many lockers are in very poor condition, requiring high levels of maintenance and have a negative affect on the corridor appearance.	
		
	Deterioration of Slab requiring F.I. Second Floor (SR12)	
(SR12)(SR13)	Second Floor slab at South East shows signs of movement. F.I. Is required.	

Evaluation Component/ Sub-Component	Additional Notes and Comments
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. Rose School March 1980, Rev. 84 - 12 - 28</p> <p>Mini-Plans</p> <p>St. Rose School March 1980, Rev. 84 - 12 - 28</p>