

| School Name:          | Westmount School                      |               |                         | School Code:  | 7544  |                                 |
|-----------------------|---------------------------------------|---------------|-------------------------|---|---|---------------------------------|
| Location:             | 11125 - 131 Street, Edmonton, T5M 1C2 |               |                         | Facility Code:  | 1332  |                                 |
| Region:               | North                                 |               |                         | Superintendent:   |   |                                 |
| Jurisdiction:         | Edmonton Public School District No. 7 |               |                         | Contact Person:   | Bob Clark   |                                 |
|                       |                                       |               |                         | Telephone:  | (780) 429-8509  |                                 |
| Grades:               |                                       |               |                         | School Capacity:  | 590   |                                 |
|                       |                                       |               |                         |   |   |                                 |
| 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     | 1913                                  |               | 4281.00                 | Solid masonry bearing wall on reinforced counter basement walls, assume reinforced concrete floor and roof structure. Consultation with Edmonton Public School District and school custodian inconclusive. Floor and roof assemblies to be verified. Base concrete slab on grade. Flat roof B.U.R. Peaked roof feature, asphalt shingles. | The 1984 modernization provided new steam boilers. The ventilation system remained mainly as is. Steam heating to perimeter fin. Radiation and constant volume ventilation. |                                 |
| Additions/ Expansions | 1970                                  |               | 2172.00                 | Double wythe concrete block construction, concrete slab on grade, flat double T precast roof assemblies with B.U.R.   | Recent boiler upgrade. Hot water heating with two constant volume ventilation systems. Reheat coils in the ductwork supply heating.   |                                 |
|                       |                                       |               |                         |   |   |                                 |
|                       |                                       |               |                         |   | Evaluator's Name:   | Richard Fairbank                |
|                       |                                       |               |                         |   | & Company:  | Richard Fairbank Architect Ltd. |

|   |   |  |  |     |  |  |  |
|---|---|--|--|-----|--|--|--|
| <b>Upgrading/<br/>Modernization</b><br>(identify whether<br>minor or major)                           | N/A   |  |  | N/A |  |  |  |
| <b>Portable Struct.</b><br>(identify whether<br>attached/perman. or<br>free-standing/<br>relocatable) | N/A   |  |  | N/A |  |  |  |
| <b>List of Reports/<br/>Supplementary<br/>Information</b>   | Comprehensive photo record available from Richard Fairbank Architect Ltd. |  |  |     |  |  |  |

|   | Evaluation Components                              | Summary Assessment  | Estim. Cost  |
|---|--|---|--------------|
| 1 | Site Conditions                                    | Lift of asphalt pavement at parking lot. Repair or replace concrete sidewalks and steps.  | 33,000.00    |
| 2 | Building Exterior                                  | Repair and retard moisture deterioration to basement concrete foundation and floor. Repair vandalism damage to historic entry animal busts. Repair exterior doors.  | 124,000.00   |
| 3 | Building Interior                                  | Replace obsolete and worn floor finishes. Remove urine soaked walls. Remove failed paint, prepare plaster walls with appropriate primer and refinish. Provide bulkheads for revised ventilation distribution. Replace acoustic tiles. Restore or replace oak doors and hardware. Restore and supplement millwork. Replace chalk boards. BQRP to Home Ec., Industrial Arts and Washrooms. Provide elevator. Remove asbestos. | 658,000.00   |
| 4 | Mechanical Systems                                 | The 1970 portion is generally good. The gym system has a supply problem that needs attention. The 1913 portion is poor and needs extensive upgrading as majority of the components are beyond their useful life.  | 673,000.00   |
| 5 | Electrical Systems                                 | Electrical systems generally acceptable. New emergency and exit lighting should be installed to ensure student/staff safety, lighting fixtures should be replaced with energy efficient type.   | 275,500.00   |
| 6 | Portable Buildings                                 | N/A   |              |
| 7 | Space Adequacy:                                    |   |              |
|   | 7.1 Classrooms                                     |   |              |
|   | 7.2 Science Rooms/Labs                             |   |              |
|   | 7.3 Ancillary Areas                                |   |              |
|   | 7.4 Gymnasium                                      |   |              |
|   | 7.5 Library/Resource Areas                         |   |              |
|   | 7.6 Administration/Staff Areas                     |   |              |
|   | 7.7 CTS Areas                                      |   |              |
|   | 7.8 Other Non-Instructional Areas (incl. gross-up) |   |              |
|   | Overall School Conditions & Estim. Costs           |   | 1,763,500.00 |

| Section 1 | Site Conditions   | Rating | Comments/Concerns  | Estim. Cost |
|-----------|---|--------|--|-------------|
| 1.1       | <b>General Site Conditions</b>  |        |  |             |
| 1.1.1     | Overall site size.  | 4      | Overall site size is small at 5.72 acres. There is no opportunity to increase. The size is adequate for the reduced actual enrollment (capacity 590 students, actual 270 students).  |             |
| 1.1.2     | Outdoor athletic areas.   | 4      | Outdoor athletic areas include soccer, baseball and a well utilized tarmac basketball court.   |             |
| 1.1.3     | Outdoor playground areas, including condition of equipment and base.                        | 4      | Playground equipment is not applicable for Junior High School occupancy.   |             |
| 1.1.4     | Site landscaping.   | 4      | Elm trees enhance streets. On site landscaping limited to shrubs.  |             |
| 1.1.5     | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4      | Site accessories (flag pole, perimeter fencing, bike racks, concrete benches) are all in good condition.   |             |
| 1.1.6     | Surface drainage conditions (i.e., drains away from building, signs of ponding).            | 4      | Site drainage was tested with April snow storm. Spring run-off is well achieved. One parking lot catch basin surround is in need of pavement patchwork. Refer to 1.3.2.  |             |
| 1.1.7     | Evidence of sub-soil problems.  | 4      | The misaligned exterior steps and soils in contact with deteriorating concrete basement foundation may signal sub soil problems. On the other hand the concrete assemblies have been in place since 1913. Sub soil conditions are no worse then most Edmonton sites. |             |
| 1.1.8     | Safety and security concerns due to site conditions.  | 4      | No other safety concerns were observed or reported. The principal indicated the school yard has been free of vandalism.  |             |
|           | Other   |        |  |             |
| 1.2       | <b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>   |        |  |             |
| 1.2.1     | Vehicular and pedestrian access points (i.e., size, number, visibility, safety).            | 5      | Vehicle access to on site parking lot and service zone is from a single curb cut sidewalk crossing. Pedestrian access site is from perimeter city sidewalk with links to on-site network.  |             |

| Section 1 | Site Conditions   | Rating | Comments/Concerns  | Estim. Cost |
|-----------|---|--------|--|-------------|
| 1.2.2     | Surfacing of on-site road network (note whether asphalt or gravel). | 2      | Asphalt pavement for on-site roadwork is marginal with patchwork needed adjacent protruding catch basin.   | 8,000.00    |
| 1.2.3     | Bus lanes/drop-off areas (note whether on-site or off-site).        | 4      | Off-site bus drop-off is facilitated by Edmonton Transit. Bus service is adequate with no safety concerns raised or observed.  |             |
| 1.2.4     | Fire vehicle access.  | 4      | Emergency vehicle access is on three streets.  |             |
| 1.2.5     | Signage.  | 5      | School identification is carved in stone. Westmount School is reported to be the first designated Junior High School in Western Canada. Historical signage over main entrance remains intact since 1913. (See cover photograph). Phase 2 signage is more utilitarian and can be seen from a distance. Directional signage is in place. |             |
| Other     |   |        |  |             |

| Section 1 | Site Conditions  | Rating | Comments/Concerns   | Estim. Cost            |
|-----------|--|--------|---|------------------------|
| 1.3       | <b>Parking Lots and Sidewalks</b>  |        |   |                        |
| 1.3.1     | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4      | Staff parking is reported to be just enough. 20 powered stall serve 20 staff. There are some parking contingencies due to off set staff schedules. No parking provision is made for disabled as there is no access to school for disabled. Visitor parking is accommodated on the street. |                        |
| 1.3.2     | Layout and safety of parking lots.   | 4      | Parking lot is well planned, isolated from pedestrian traffic and non-intrusive with respect to grand front and side facades of the impressive 1913 architecture.   |                        |
| 1.3.3     | Surfacing and drainage of parking lots (note whether asphalt or gravel).                           | 2      | Asphalt parking lot drainage is well sloped to central catch basin. Pavement repair is necessary to avoid ponding and further deterioration of asphalt at catch basin.  | Cost included in 1.2.2 |
| 1.3.4     | Layout and safety of sidewalks.  | 4      | Sidewalks were partially snow covered by April snow storm. Network is reported to be adequate, complementing the building symmetry and grand entry exterior stair landings.   |                        |
| 1.3.5     | Surfacing and drainage of sidewalks (note type of material).                                       | 2      | Concrete sidewalks and steps are in poor condition and require restoration and/or replacement.  | 25,000.00              |
| 1.3.6     | Curb cuts and ramps for barrier free access.   | 1      | There is no access into the building and between the multi levels of the 1913 and 1970 phases.  | Cost included in 3.3.5 |
|           | Other  |        |   |                        |
|           | <b>Overall Site Conditions &amp; Estimated Costs</b>   |        |   | 33,000.00              |

| Section 2 | Building Exterior   | Rating | Comments/Concerns |  | Estim. Cost            |
|-----------|---|--------|-------------------|--|------------------------|
| 2.1       | Overall Structure   |        | Bldg. Section     | Description/Condition  |                        |
| 2.1.1     | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 1      | 1913              | The concrete foundation walls at intersection with basement floor slab is crumbling. The exposed surface can be easily broken away. Repair and preservation measures are required to maintain the excellent condition of the brick facades and interior floor assemblies supported on thick concrete foundations. Refer to 3.1.2 for interior floor structure. | Cost included in 2.1.2 |
|           |   |        | 1970              | The top of concrete beam exposed at gymnasium exit door threshold is broken. Masonry walls above are not adversely affected. Damage is likely from thermal shock. High strength grout repairs are recommended capped with a full width metal threshold.  |                        |
| 2.1.2     | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).         | 1      | 1913              | Masonry walls approximately 18" thick remain true, plumb and in remarkably good condition. No broken brick or widespread mortar cracking was observed. Base of concrete foundation walls exposed in basement is deteriorating and is in need of repair before permanent structural weakening endangers assemblies above.                                       | 100,000.00             |
|           |   |        | 1970              | Double wythe concrete block masonry walls are true, plumb and show no signs of distress. Fluted blocks are unfinished to the exterior. The through bolt anchor details for basketball back stop assemblies compromise the wall assembly weather seal.  |                        |
| 2.1.3     | Roof structure (i.e., signs of bending, cracking, voids, rust, stains).                                 | 4      |                   | The timber roof structure is reported to be in good condition. No access was gained at time of evaluation. (Re-roofing has been completed in 1993 and structural was considered intact at that time.)  |                        |
| Other     |   |        |                   |  |                        |

| Section 2 | Building Exterior   | Rating | Comments/Concerns             |   | Estim. Cost |
|-----------|---|--------|-------------------------------|---|-------------|
| 2.2       | <b>Roofing and Skylights</b><br><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</i>   |        | Bldg. Section or Roof Section | <u>Description/Condition/Age</u>  |             |
| 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 roofing reports were made available for documentation. The 1913 and 1970 roofs are estimated to be less than 10 years old. (B.U.R., at flat roof and asphalt shingles at sloped sections). |             |
| 2.2.2     | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).   | 4      |                               | Roof accessories are in good condition. Ornate copings have been repointed and secured.   |             |
| 2.2.3     | Control of ice and snow falling from roof.  | 4      |                               | Snow and ice are collected on flat roof sections and water directed to roof drains into storm sewer.  |             |
| 2.2.4     | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).   | N.A.   |                               | There are no skylights at Westmount School.   |             |
| Other     |   |        |                               |   |             |

| Section 2 | Building Exterior   | Rating | Comments/Concerns    |  | Estim. Cost            |
|-----------|---|--------|----------------------|--|------------------------|
|           |   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>   |                        |
| 2.3       | Exterior Walls/Building Envelope  |        |                      |  |                        |
| 2.3.1     | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).                           | 5      | 1913                 | 1913 Block masonry in combination with ornate stone fenestration. First junior High School in Western Canada, well preserved significant architectural gem, now trusted to Edmonton Public Schools and Alberta Learning. Adequate funding is recommended to deter depreciation of this landmark. It was indicated that repointing of brick is under consideration. An expert opinion from authorities at the Masonry Institute is recommended. Mortar at the raked joints appears to be solid. The reveal texture appearance is appealing and should be preserved. |                        |
|           |   |        | 1970                 | 1970 unpainted concrete block is stark contrast to 1913 complexities of brick and stone.   |                        |
| 2.3.2     | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).   | 2      | 1913<br>1970         | 1913 fascias and ornate work appears to be in good condition. Ongoing maintenance has been required to ensure stability of ornate concrete trim. Vandalism is reported to be minimal. Sadly, two predominant animal busts were smashed several years ago. Repair has been cost prohibitive. 1970 wing has no soffits or fascias.   | 20,000.00              |
| 2.3.3     | Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy). | 2      | 1913<br>1970         | Building envelope above grade is performing very well. Below grade foundation walls need to be rehabilitated and protected. (Refer to 2.1.2)   | Cost included in 2.1.2 |
| 2.3.4     | Interface of roof drainage and ground drainage systems.   | 5      | 1913<br>1970         | The 1913 and 1970 roof drainage is independent from ground drainage.   |                        |
| 2.3.5     | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).   | 3      | 1913<br>1970         | The 1913 inside face of concrete exterior foundation walls below grade are deteriorating. 1970 masonry walls are in good condition.  | Cost included in 2.1.2 |
| Other     |   |        |                      |  |                        |

| Section 2  | Building Exterior   | Rating | Comments/Concerns    |  | Estim. Cost       |
|--|---|--------|----------------------|--|-------------------|
|  |   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>   |                   |
| 2.4  | Exterior Doors and Windows  |        |                      |  |                   |
| 2.4.1  | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).   | 4      | 1913<br>1970         | Exterior pair of oak doors have been well maintained at main entry. Matching side oak doors have been replaced with solid wood painted doors. 1970 exterior doors are painted hollow metal set in pressed steel frames. Exterior doors are in serviceable condition.   |                   |
| 2.4.2  | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).                 | 3      | 1913<br>1970         | Exterior doors are in need of servicing with alignment adjustments and replacement of parts as required.   | 4,000.00          |
| 2.4.3  | Exit door hardware (i.e., safety and/or code concerns).   | 4      | 1913<br>1970         | Exit door hardware is operational.   |                   |
| 2.4.4  | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 5      | 1913<br>1970         | 1913 windows have been replaced with new PVC units in original openings (1993 modernization program). Details are compatible with original design. New PVC frames are inserted in original interior wood trim and exterior stone masonry. 1970 wing has few windows that consist of fixed units set in dark anodized bronze aluminum frames. |                   |
| 2.4.5  | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).               | 5      | 1913<br>1970         | Window accessories are in excellent condition.   |                   |
| 2.4.6  | Building envelope (i.e., signs of heavy condensation on doors or windows).  | 4      | 1913<br>1970         | Windows and doors are performing well in terms of condensation prevention.   |                   |
| Other  |   |        |                      |  |                   |
| <b>Overall Bldg Exterior Condition &amp; Estim Costs</b> |   |        |                      |  | <b>124,000.00</b> |

| Section 3 | Building Interior - Overall Conditions  | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|---|--------|----------------------|---|-------------|
| 3.1       | Interior Structure  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 3.1.1     | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 3      | 1913<br>1970         | (1913) The structure for interior walls remains intact. Basement levels reveal surface moisture damage at floor level of most interior partitions. Moisture control, testing and repair as necessary to protect structure is recommended. (1970) The interior walls are performing structurally as intended with no signs of distress.  | 50,000.00   |
| 3.1.2     | Floors (i.e., signs of cracks, heaving, settlement).                            | 1      | 1913<br>1970         | Basement concrete slab on grade is in poor condition where trench from previous construction is left open. A new concrete topping is recommended as part of a basement life safety and space occupancy clean up program. The original concrete floors, where undisturbed, are in good condition with respect to cracks and heaving. Moisture control is a concern. Main and second floors are in sound, solid condition. Plaster ceilings show no signs of cracking or structural distress. Assemblies are concealed and are assumed to be from heavy timber frame construction. 1970 Slab in grade is performing well. | 20,000.00   |
|           | Other   |        |                      |   |             |
| 3.2       | Materials and Finishes  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 3.2.1     | Floor materials and finishes.   | 2      | 1913<br>1970         | (1913) Terrazzo finish in public corridor is cracked. The finish remains superior to most other alternatives and there is historical value in retaining the original installations. The school administration has installed sheet vinyl to upper public corridors. Sheet vinyl is depreciating prematurely for lack of new smooth subfloor sheathing. Many areas have old lifting vinyl floor tiles and sheet vinyl with well exceeded life expectancy. (1970) The gymnasium hardwood floor is in need of sanding and refinishing.  | 89,000.00   |
| 3.2.2     | Wall materials and finishes.  | 1      | 1913<br>1970         | An upper floor urinal developed a drain leak. Plaster walls on three (3) levels are urine saturated and pose a health concern. Plaster wall surfaces, in general, are not prepared properly for paint finish. Moisture from fresh new paint causes existing paint to peel off in sheets.  | 46,000.00   |
| 3.2.3     | Ceiling materials and finishes.   | 2      | 1913<br>1970         | (1913) Plaster ceilings are in good condition. Retrofitting electrical and mechanical systems will necessitate modernizations to avoid surface mounted conduit and ductwork. High basement ceilings are interrupted by many add on mechanical and electrical distribution piping and ductwork. (1970) suspended T-bar ceilings with acoustic lay in tiles are in poor condition.  | 66,000.00   |

| Section 3 | Building Interior - Overall Conditions  | Rating | Comments/Concerns    |  | Estim. Cost |
|-----------|---|--------|----------------------|--|-------------|
| 3.2       | Materials and Finishes (cont'd)   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>   |             |
| 3.2.4     | Interior doors and hardware.  | 1      | 1913<br>1970         | Typical 1913 solid wood doors with wire glass upper panel are warped, broken and oak veneer finish is cracked and blistered. Restoration and replacement is recommended. Hardware and wood door frames are original and in need of replacement. Ornate library and entrance door are in good condition and in need of continued historical preservation  | 42,000.00   |
| 3.2.5     | Millwork  | 2      | 1913<br>1970         | Millwork throughout the school is mostly original. 1913 standard issue vertical glassed cabinets are in good condition, most have been refinished. Supplementary millwork is needed to suit current programs and integrate with proposed new mechanical hot water radiation and ventilation distribution.  | 108,000.00  |
| 3.2.6     | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 3      | 1913<br>1970         | 80% of chalk and tackboards are worn out and in need of replacement.   | 22,000.00   |
| 3.2.7     | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).     | 3      | 1913<br>1970         | The gym is well equipped, I.A. and Home Ec. And Drama are in need of revitalization.   | 30,000.00   |
| 3.2.8     | Washroom materials and finishes.  | 1      | 1913<br>1970         | 1913 Upper boys washroom is out of service awaiting emergency repairs to broken urinal drain. Repair to contaminated walls will disrupt 3 floors and adjacent girls washroom. Basement washrooms are being used for weightlifting occupancy. The principal was reluctant to show washroom/change room facility for fear of revealing major health violations. His concerns are warranted! 1970 washroom are in need of new partitions, repair or replacement of skewed fixtures and fresh paint. Vanities and sinks are in good condition. | 45,000.00   |
| Other     |   |        |                      |  |             |

| Section 3  | Building Interior - Overall Conditions   | Rating | Comments/Concerns |  | Estim. Cost       |
|--|--|--------|-------------------|--|-------------------|
|  |  |        | Bldg. Section     | Description/Condition  |                   |
| 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> |        |                   |  |                   |
| 3.3.1  | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.   | 4      | 1913<br>1970      | (1913) Combustible, non-sprinklered. (1970) Non-combustible, non-sprinklered.  |                   |
| 3.3.2  | Fire separations (i.e., between buildings, wings, zones if non-sprinklered).   | 4      | 1913<br>1970      | (1913) Masonry fire walls and fire doors complete with magnetic hold open devices, connected to fire alarm, are in place.                                      |                   |
| 3.3.3  | Fire resistance rating of materials (i.e., corridor walls and doors).  | 4      | 1913<br>1970      | Complies with Alberta Building Code.   |                   |
| 3.3.4  | Exiting distances and access to exits.   | 4      | 1913<br>1970      | Complies with Alberta Building Code.   |                   |
| 3.3.5  | Barrier-free access.   | 1      |                   | There is no barrier free access to split level school entrance and three (3) storey 1913 wing. A four (4) stop elevator and shaft is required.                 | 100,000.00        |
| 3.3.6  | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).  | 1      |                   | No reports are available. Basement level has pipe insulation and floor tiles with asbestos content. Old fluorescent light fixtures are stored in the basement. | 40,000.00         |
| 3.3.7  | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)  |        |                   |  |                   |
| Other  |  |        |                   |  |                   |
| <b>Overall Bldg Interior Condition &amp; Estim Costs</b> |  |        |                   |  | <b>658,000.00</b> |

| Section 4 | Mechanical Systems   | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|--|--------|----------------------|---|-------------|
| 4.1       | <b>Mechanical Site Services</b>  |        |                      |   |             |
| 4.1.1     | Site drainage systems (i.e., surface and underground systems, catch basins).                             | 4      | All                  | Site is well drained to catch basins.   |             |
| 4.1.2     | Exterior plumbing systems (i.e., irrigation systems, hose bibs).   | 4      | All                  | No dedicated irrigation system. Outdoor non-freeze hose bibs.                             |             |
| 4.1.3     | Outside storage tanks.   | N/A    |                      | No storage tanks observed.  |             |
| Other     |  |        |                      |   |             |
| 4.2       | <b>Fire Suppression Systems</b>  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  |             |
| 4.2.1     | Fire hydrants and siamese connections.   | 4      | All                  | Building is protected by hydrants located in the street.                                  |             |
| 4.2.2     | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 3      | 1913                 | Not sprinklered, stand pipe system with 1 1/2 fire hoses - no cabinets.                   | 8,000.00    |
|           |  |        | 1970                 | Not sprinklered, fire hose cabinets with 1 1/2 fire hoses - Good.                         |             |
| 4.2.3     | Hand extinguishers, blankets and showers (i.e., in CTS areas).   | 4      | All                  | Areas are protected by hand held fire extinguishers.                                      |             |
| 4.2.4     | Other special situations (e.g., flammable storage areas, science labs, CTS areas).                       | 4      | All                  | Science preparation chemical storage cabinet, wood - not ULC labeled - but is used. Good. |             |
| Other     |  |        |                      |   |             |

| Section 4 | Mechanical Systems  | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|---|--------|----------------------|---|-------------|
| 4.3       | Water Supply and Plumbing Systems   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 4.3.1     | Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).          | 4      | 1949                 | 3" backflow preventor, 1 1/2 water meter.   |             |
|           |   |        | 1970                 | 4" water service, two 2 1/2 backflow preventors and a 1 1/2" water meter. No pressure problems reported.  |             |
| 4.3.2     | Water treatment system(s).  | N/A    |                      | No domestic water treatment.  |             |
| 4.3.3     | Pumps and valves (including backflow prevention valves).  | 4      | All                  | No domestic water booster pump. Backflow preventors are in good condition.  |             |
| 4.3.4     | Piping and fittings.  | 2      | 1913                 | Poor to no water pressure reported at some sinks and w.c.'s. Poor water pressure indicates pipe fatigue due to interior corrosion.  | 35,000.00   |
|           |   |        | 1970                 | Mainly copper pipe and fittings. No issues reported.  |             |
| 4.3.5     | Plumbing fixtures (i.e., toilets, urinals, sinks)   | 1      | 1913                 | Urinals and w.c.'s are very poor. Urinals have been leaking into the wall cavity. Strong odour and stains on the wall under urinals. Stainless steel lavs are stained - taps are tarnished, but not dripping. | 22,000.00   |
|           |   |        | 1970                 | Flush valve w.c. and flush valve urinals - good. Stainless steel lavs - good.   |             |
| 4.3.6     | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 2      | 1913                 | Old Johnwood water heater, approx. 30 gallon, approx. 30,000 btu/hr. Beyond useful life.  | 5,000.00    |
|           |   |        | 1970                 | Domestic water boiler. Raypac model 220wht, 198,000 btu/hr and a storage tank - Approx. 75 US gallon.   |             |
| 4.3.7     | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).  | 2      | 1913                 | Cast iron bell and spigot pipe has failed in some areas. Portions of stand pipes have been replaced. Existing sanitary pipe are reported as being thin, weak and rotten.                                      | 30,000.00   |
|           |   |        | 1970                 | No issues reported. The sanitary and storm for both areas drain to the City of Edmonton system.   |             |
| Other     |   | N/A    |                      |   |             |

| Section 4 | Mechanical Systems  | Rating | Comments/Concerns    |  | Estim. Cost |
|-----------|---|--------|----------------------|--|-------------|
| 4.4       | Heating Systems   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>   |             |
| 4.4.1     | Heating capacity and reliability (including backup capacity).                         | 3      | 1913                 | Steam boilers probably installed during the 1984 modernization, two Vulcano 60 hp steam boilers.         | 193,000.00  |
|           |   |        | 1970                 | Two hot water boilers - Weil Mclain power vented type 1386,000 btu/hr each - very good condition.        |             |
| 4.4.2     | Heating controls (including use of current energy management technology).             | 2      | 1913                 | Pneumatic system of controls and actuators. No energy management technology.                             | 10,000.00   |
|           |   |        | 1970                 | Pneumatic system of controls and actuators. Indoor, outdoor water reset for boiler supply temp. control. |             |
| 4.4.3     | Fresh air for combustion and condition of the combustion chimney.                     | 4      | All                  | Combustion air appears to be adequate for both areas. No issues reported.                                |             |
| 4.4.4     | Treatment of water used in heating systems.   | 4      | All                  | Steam and water systems are tested regularly. Well maintained - good.                                    |             |
| 4.4.5     | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 4      | All                  | The boilers are fitted with low water cut-off devices and pressure relief valves. Good.                  |             |
| 4.4.6     | Heating air filtration systems and filters.   | N/A    |                      |  |             |
| 4.4.7     | Heating humidification systems and components.  | N/A    |                      |  |             |

| Section 4 | Mechanical Systems  | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|---|--------|----------------------|---|-------------|
| 4.4       | Heating Systems (cont'd)  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 4.4.8     | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 3      | 1913                 | Steam piping is reported as thin and weak. Leaks cause high humidity which in turn damages walls. Condensate tanks and pumps are near the end of their useful life. | See 4.4.1   |
|           |   |        | 1970                 | Pipe is mainly black steel, mains with copper lines - good condition.   |             |
| 4.4.9     | Heating piping, valve and/or duct insulation.   | 3      | 1913                 | Insulation is generally in poor condition.  | 15,000.00   |
|           |   |        | 1970                 | Good.   |             |
| 4.4.10    | Heat exchangers.  | N/A    |                      | No heat exchangers observed.  |             |
| 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). | 3      | 1913                 | Major temperature swings from room to room reported.  | See 4.4.1   |
|           |   |        | 1970                 | Heating was reported as quite even, exception in gym. The gym area gets very cold in the winter months. Very low flow from the gym grilles was observed.            |             |
| 4.4.13    | Zone/unit heaters and controls.   | 4      | All                  | Good.   |             |
| Other     |   |        |                      |   |             |

| Section 4 | Mechanical Systems   | Rating | Comments/Concerns    |   | Estim. Cost |
|-----------|--|--------|----------------------|---|-------------|
| 4.5       | Ventilation Systems  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 4.5.1     | Air handling units capacity and condition.   | 2      | 1913                 | One large dual discharge centrifugal supply fan. Capacity not available. The fan was not operational during our visit. No ventilation to the building.                                | 214,000.00  |
|           |  |        | 1970                 | Two supply systems, constant volume, one for the classrooms and administration areas and one for the gym. Class/Admin. Unit - good. Gym unit - good.                                  |             |
| 4.5.2     | Outside air for the occupant load (if possible, reference CFM/occupant).               | 4      | All                  | There is outside air capacity to all air handlers. Air flow rates not available.  |             |
| 4.5.3     | Air distribution system (if possible, reference number of air changes/hour).           | 1      | 1913                 | Ventilation system not operating at time of our visit - no ventilation. See 4.5.1.  | 10,000.00   |
|           |  |        | 1970                 | Class and administration appears good. Gym unit appears to have low air flow as though there is blockage in the supply duct. This results in poor heating and ventilation in the gym. |             |
| 4.5.4     | Exhaust systems capacity and condition.  | 1      | 1913                 | Washroom exhaust is poor. Odour is high.  | 8,000.00    |
|           |  |        | 1970                 | Exhaust systems are operational, appear adequate - no issues reported. Good.  |             |
| 4.5.5     | Separation of out flow from air intakes.   | 4      | All                  | Good.   |             |
| 4.5.6     | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | 3      | Shop                 | Dust collector - APSCO recirculating type - good. No issues reported.   | 8,000.00    |
|           |  |        | Home Ec.             | No hood over cooking surfaces. Cooking odour migrating throughout classroom was reported.   |             |
| Other     |  |        |                      |   |             |

| Section 4 | Mechanical Systems   | Rating | Comments/Concerns    |  | Estim. Cost |
|-----------|--|--------|----------------------|--|-------------|
| 4.5       | Ventilation Systems (cont'd)   |        | <u>Bldg. Section</u> | <u>Description/Condition</u>   |             |
|           | <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).                                | 2      | 1913                 | Pneumatic controls system, pneumatic actuators throughout. No energy efficient technology.   | 10,000.00   |
|           |  |        | 1970                 | No EMS, system basically runs well - scheduled from a seven day time clock - good.           |             |
| 4.5.8     | Air filtration systems and filters.  | 4      | All                  | Filters are in place and are well maintained. Good.  |             |
| 4.5.9     | Humidification system and components.  | N/A    |                      |  |             |
| 4.5.10    | Heat exchangers.   | N/A    |                      |  |             |
| 4.5.11    | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | 2      | 1913                 | Components are beyond their useful life. Outside air control dampers are corroded and loose. | 15,000.00   |
|           |  |        | 1970                 | Components appear to be in good condition. Regular maintenance required only.                |             |
| Other     |  |        |                      |  |             |

| Section 4 Mechanical Systems                             |   | Rating | Comments/Concerns    |   | Estim. Cost |
|--|---|--------|----------------------|---|-------------|
| 4.6  | <b>Cooling Systems</b>  |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  |             |
| 4.6.1  | Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).                     | N/A    |                      | No mechanical cooling.  |             |
| 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  | <b>Building Control Systems</b>   |        | <b>Bldg. Section</b> | <b>Description/Condition</b>  |             |
| 4.7.1  | Building wide/system wide control systems and/or energy management systems.                             | 2      | 1913                 | Pneumatic controls and actuators. Control valves in some rooms do not respond to thermostat. No energy management technology. | 90,000.00   |
|  |   |        | 1970                 | Pneumatic controls and actuators. System is generally good.   |             |
| <b>Overall Mech Systems Condition &amp; Estim. Costs</b> |   |        |                      |   | 673,000.00  |

| Section 5                      | Electrical Systems   | Rating | Comments/Concerns |   | Estim. Cost |
|--------------------------------|--|--------|-------------------|---|-------------|
| <b>5.1 Site Services</b>       |  |        |                   |   |             |
| 5.1.1                          | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 4      |                   | Primary service is run underground from the avenue to a pad mounted transformer located between the 1913 and 1970 buildings at the south. A secondary service is run underground from the pad to a main distribution located in Meter Room 39. Demand 253 amps. |             |
| 5.1.2                          | Site and building exterior lighting (i.e., safety concerns).   | 4      |                   | Site and building lighting is minimal, some H.I.D. wall packs. No safety concerns.  |             |
| 5.1.3                          | Vehicle plug-ins (i.e., number, capacity, condition).  | 4      |                   | Vehicle plug-ins consist of duplex receptacles installed on the parking rail - 10 duplexes - 20 cars.   |             |
|                                | Other  |        |                   |   |             |
| <b>5.2 Life Safety Systems</b> |  |        |                   |   |             |
|                                |  |        | Bldg. Section     |   |             |
| 5.2.1                          | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).   | 4      | All               | Mirtone 79021/50 - nine zones - annunciator at 131 Street entrance - bells no strobes. Not up to date technology. Audited yearly by ESD #7.   |             |
| 5.2.2                          | Emergency lighting systems (i.e., safety concerns, condition).   | 3      | All               | Minimal - self contained battery packs with integral heads.   | 9,000.00    |
| 5.2.3                          | Exit lighting and signage (i.e., safety concerns, condition).  | 3      | All               | Metal stencil face, red letters - no emergency source.  | 7,500.00    |
|                                | Other  |        |                   |   |             |

| Section 5 | Electrical Systems   | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|--|--------|-------------------|--|-------------|
|           |  |        | Bldg. Section     | Description/Condition  |             |
| 5.3       | Power Supply and Distribution  |        |                   |  |             |
| 5.3.1     | Power service surge protection.  | 4      | 1970              | Main distribution 800A, 120/208V, 3 phase, 4 wire. Main breaker 3P-800 ampere. Distribution section has spare capacity. 1918 board sub-fed. No surge protection. Demand 253 amperes. |             |
| 5.3.2     | Panels and wireways capacity and condition.                            | 4      | All               | New panelboards added at time network cabling installed.   |             |
| 5.3.3     | Emergency generator capacity and condition and/or UPS (if applicable). | 4      | All               | Nor operational - maintenance item.  |             |
| 5.3.4     | General wiring devices and methods.                                    | 4      | All               | Duplex receptacles added at time of installation of network cabling.   |             |
| 5.3.5     | Motor controls.  | 4      | All               | Magnetic starters - non combination.   |             |
| Other     |  |        |                   |  |             |

| Section 5 Electrical Systems |   | Rating | Comments/Concerns |  | Estim. Cost    |
|------------------------------|---|--------|-------------------|--|----------------|
| 5.4                          | Lighting Systems  |        | Bldg. Section     | Description/Condition  |                |
| 5.4.1                        | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3      | 1913              | Classrooms - pendant 1x4 wraparounds, 2 lamp, 300/500 lux. Classrooms - pendant 1x4 louver type, 2 lamp, 300/500 lux. Library - pendant 1x4 wraparound, 4 to 2 lamp, lot natural light. Computer Room - pendant 1x4 louver type, 2 lamp T8, 500/600 lux. Corridor - pendant 1x4 wraparound, 2 lamp, 150/250 lux.                       | Refer to 5.4.3 |
|                              |   |        | 1970              | Home Economics - surface 1x4 wraparound, 4 to 2 lamps, 300/400 lux. Music Room - surface 1x4 wraparounds, 4 to 2 lamps, 200/250 lux. Administration Area - recessed 1x4, 2 lamp, 350/500 lux. Industrial Arts - surface 1x4 wraparounds, 2 lamp, 300 lux. Gymnasium - pendant, HID prismatic, 400/600 lux. Local line voltage control. |                |
| 5.4.2                        | Replacement of ballasts (i.e., health and safety concerns).                                 | 3      | All               | PCB's present - replace as required.   | Refer to 5.4.3 |
| 5.4.3                        | Implementation of energy efficiency measures and recommendations.                           | 3      | All               | 34 watt lamps, lighting fixtures 1970 addition delampd to two lamps. Recommend replacement of lighting fixtures with energy efficient type.  | 259,000.00     |
| Other                        |   |        |                   |  |                |

| Section 5 Electrical Systems |  | Rating | Comments/Concerns |   | Estim. Cost |
|------------------------------|--|--------|-------------------|---|-------------|
| 5.5                          | Network and Communication Systems  |        | Bldg. Section     | Description/Condition   |             |
| 5.5.1                        | Telephone system and components (i.e., capacity, reliability, condition).                              | 4      | All               | Nortel Norstar system - 3 lines - telephones in all classrooms.   |             |
| 5.5.2                        | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).             | 4      | All               | PA system - Petcom MCS250 - administration set in General Office. |             |
| 5.5.3                        | Network cabling (if available, should be category 5 or better).  | 4      | All               | Category 5 to all classrooms.                                     |             |
| 5.5.4                        | Network cabling installation (i.e., in conduit, secured to walls or tables).                           | 4      | All               | Cabling run open in ceiling space. Pack poles in Computer Room.   |             |
| 5.5.5                        | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4      | All               | No additional ventilation/cooling.                                |             |
| 5.5.6                        | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).              | 4      | All               | Dedicated circuits provided.                                      |             |
| Other                        |  |        |                   |   |             |

| Section 5   | Electrical Systems   | Rating | Comments/Concerns |   | Estim. Cost |
|---|--|--------|-------------------|---|-------------|
| 5.6   | Miscellaneous Systems  |        | Bldg. Section     | Description/Condition   |             |
| 5.6.1   | Site and building surveillance system (if applicable).   |        |                   | N/A   |             |
| 5.6.2   | Intrusion alarms (if applicable).  | 4      | All               | Magnum Alert - keypads in Office, Boiler Room, Staff Room, two Computer Rooms - intrusion devices. Monitored by ESD #7. |             |
| 5.6.3   | Master clock system (if applicable).   |        |                   | N/A   |             |
|   | Other  |        |                   |   |             |
| 5.7   | Elevators/Disabled Lifts (If applicable)   |        |                   |   |             |
| 5.7.1   | Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors). |        |                   | N/A   |             |
| 5.7.2   | Condition of elevators/lifts.  |        |                   | N/A   |             |
| 5.7.3   | Lighting and ventilation of elevators/lifts.   |        |                   | N/A   |             |
|   | Other  |        |                   |   |             |
| <b>Overall Elect. Systems Condition &amp; Estim Costs</b> |  |        |                   |   | 275,500.00  |

| 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>         |        | <b>THERE ARE NO PORTABLE CLASSROOMS AT THIS SITE.</b> |             |
| 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.   |        |   |             |
| <b>Overall Portable Bldgs Condition &amp; Estim Costs</b> |  |        |   | 0.00        |

| Section 7 | Space Adequacy   | This Facility |                              |            | Equiv. New Facility |                              |            | Surplus/<br>Deficiency | Comments/Concerns                                     |
|-----------|--|---------------|------------------------------|------------|---------------------|------------------------------|------------|------------------------|---|
|           |  | No.           | Size                         | Total Area | No.                 | Size                         | Total Area |                        |   |
| 7.1       | Classrooms   | 15            | Ave.<br>79.6                 | 1193.8     | 15                  | 80.0                         | 1200.0     | -6.2                   | Deficient 0.5% (equals recommended quantity and size) |
| 7.2       | Science Rooms/Labs   | 1             | 80.2                         | 80.2       | 3                   | 120.0                        | 360.0      | -279.8                 | Deficient 77.7%                                       |
| 7.3       | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)                          | 5             | Ave<br>131.3                 | 656.4      | 1<br>3              | 130<br>90                    | 400.0      | 256.4                  | Surplus 64.1  |
| 7.4       | Gymnasium (incl. gym storage)  | 1             | Gym<br>445.9<br>Stor<br>14.1 | 460.0      | 1                   | Gym<br>595.0<br>Stor<br>60.0 | 655.0      | -195.0                 | Deficient 29.8%                                       |
| 7.5       | Library/Resource Areas   | 1             | 333.3                        | 333.3      | 1                   | 270.0                        | 270.0      | 63.3                   | Surplus 23.4%   |
| 7.6       | Administration/Staff, Physical Education, Storage Areas                            |               |                              | 558.4      | n/a                 | n/a                          | 596.0      | -37.6                  | Deficient 6.3%  |
| 7.7       | CTS Areas  |               |                              |            |                     |                              |            |                        |   |
|           | 7.7.1 Business Education   | n/a           |                              |            | 2                   | 115.0                        | 230.0      | -230.0                 | Deficient 100%  |
|           | 7.7.2 Home Economics   | 1             | 131.1                        | 131.1      | 1                   | 260.0                        | 260.0      | -128.9                 | Deficient 49.6%                                       |
|           | 7.7.3 Industrial Arts  | 1             | 280.1                        | 280.1      | 1                   | 375.0                        | 375.0      | -94.9                  | Deficient 25.3%                                       |
|           | 7.7.4 Other CTS Programs   | n/a           |                              |            | n/a                 |                              |            |                        |   |
| 7.8       | Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area) | n/a           |                              | 2759.7     | n/a                 |                              | 1581.0     | 1178.7                 | Surplus 74.6%   |
|           | <b>Overall Space Adequacy Assessment</b>   |               |                              | 6453.0     |                     |                              | 5927.0     | 526.0                  | Surplus 8.9%  |

| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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