

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

School Name:	Alex Munro Elementary			School Code:	9261	
Location:	427 - 78 Ave. N.E. Calgary			Facility Code:	1507	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214 - 1123	
Grades:	K-6			School Capacity:	500	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1971	1	3524	Brick, stucco above windows, flat roof	-Hot water boilers to perimeter radiation -Air handler with humidity and cooling to classrooms & office -Separate Air handler to gym	
Additions/ Expansions	N/A					
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1971 (1999)	1	276.7	Same	Same	Admin area modernized
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	?	1	89.3  TOTAL 3613.3			-One portable on site. -Reported to be owned by Gov. of Alberta -Not a CBE UNIT. -Free standing
List of Reports/ Supplementary Information	-Roofing inspection report not prepared -Authority having jurisdiction report(s) not prepared. -Hazardous materials audit available - "manage in place" policy in effect					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	All items acceptable - no work identified	\$0
2	Building Exterior	Re-caulk brick control joints, replace windows (Cost includes allowance for air handler replacement)	135,700
3	Building Interior	Replace CR & music carpet, refinish stage hardwood, replace portion of susp. acoustic ceiling tile, replace minor number of doors, replace gym & office folding partitions, provide stair lift to stage/music, & acoustic treatment gym	\$159,000
4	Mechanical Systems	Ventilation, cooling & humidification system required replacement. Change ceiling diffusers, add ducted return air system. Replace control system to energy management technology.	\$446,875
5	Electrical Systems	Replace building exterior lights, upgrade fire safety systems including fire alarm, exit and emergency lighting. Upgrade hallway panels and convenience outlet with dedicated circuits for computer network system. Install computer network to all classrooms. New lighting throughout.	\$238,500
6	Portable Buildings	One unit on site - reported to be owned by the Gov. of Alberta - not a CBE - F.I. required condition / costs shown in Part II - Section 6	\$13,500
7	Space Adequacy:		
	7.1 Classrooms	3 classroom (67.1 m2) surplus	
	7.2 Science Rooms/Labs	Deficient one room (99.6 m2)	
	7.3 Ancillary Areas	98.9 m2 area deficiency	
	7.4 Gymnasium	Undersized by 89.2 m2	
	7.5 Library/Resource Areas	Slight area deficiency (16.2 m2)	
	7.6 Administration/Staff Areas	Slight area surplus (19.9 m2) - includes mech. rm.	
	7.7 CTS Areas	242.1 m2 deficiency - lacks crush space	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$993,575

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size adequate for functional and educational needs	
1.1.2	Outdoor athletic areas.	4	Adequate and in good condition	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground and equipment in good condition	
1.1.4	Site landscaping.	4	Mature trees and shrubs	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing - chain link in good condition Bike stands - good Flag pole - good	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drainage appears acceptable	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	4	no problems noted	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicle entry - good Two pedestrian entries - one from city sidewalk, one from parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving and gravel - good condition	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street bus drop-off	
1.2.4	Fire vehicle access.	4	Street access - good	
1.2.5	Signage.	4	Visible & effective	
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	46 stalls total - 26 energized	
1.3.2	Layout and safety of parking lots.	4	Layout and safety - good	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving - drainage good	
1.3.4	Layout and safety of sidewalks.	4	Layout and safety - good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Conc. Surface - drainage appears acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade access	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$0

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).	4	1971	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1971	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1971	No problems noted	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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).	F.I.	1971	Roofing reports have not been prepared and are not available from CBE	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1971	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1971	Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1971	Brick control joint caulking deteriorated - clean out and recaulk	\$2,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1971	Flashings - prefinished metal	
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	1971	No problems observed	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1971	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1971	None noted	
Other		3	1971	Scope of work required for mechanical equipment (air handling unit) removal/replacement not determined - Cost indicated is allowance only for one mech. rm.	\$50,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1971	All appear in good condition	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1971	Good	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1971	Good	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1971	Original alum. - single glazed exterior and single glazed interior with venetians between panes - fair to poor condition - replace throughout.	\$83,200
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1971	Reference and cost - see 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1971	Reference and cost - see 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$135,700

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1971	No problems noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1971	No problems noted	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1971	Vat, quarry tile, mosaic tile, conc. - good Carpet in classrooms, worn, open seams, - replace - remainder - OK Gym. Hardwood - OK, refinish stage Music - replace carpet c/w risers	\$44,300
3.2.2	Wall materials and finishes.	4	1971	Conc. block and vinyl faced demountable partitions - good condition	
3.2.3	Ceiling materials and finishes.	3	1971	2' x 4' susp. Acoustic generally good, minor damage and discolored in entry foyer / corridors, boys & girls w/r's, stage / music, staff & infirmary - replace 625 m2 tile - grid OK	\$9,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	2	1971	Generally acceptable - replace 8 damaged and/or non-rated doors	\$8,000
3.2.5	Millwork	4	1971	Minimal millwork - all acceptable	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1971	Black boards, white boards & tack boards - all acceptable	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1971	Gym equipment acceptable	
3.2.8	Washroom materials and finishes.	1	1971	Floors - mosaic - OK Walls - block - OK Ceiling - susp. acoustic - replace - cost in 3.2.3 Toilet partitions - damaged rust in boys - replace Renovate 2 w/r's for barrier free access	\$32,500
Other		3	1971	Folding partition in gym damaged - replace Folding counter partition - office damaged - replace	\$27,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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</i>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		F.I.	1971	Authority having jurisdiction report not prepared or available	
		4	1971	Combustible and non-combustible, no sprinklers	
		F.I.	1971	Fire separation zones appear present except above ceiling construction not observed- concealed. Zone doors rated but not fitted with auto hold open release	
		2	1971	Walls appear acceptable - 4 doors fitted with non-rated grilles - replace - see costs in 3.2.4	
		F.I.	1971	Distances appear acceptable - position and swing of corridor zone doors create dead end corridors.	
		2	1971	At grade access to single storey school Washrooms (2) barrier free. See 3.2.8 Provide stair lift to stage/music	\$20,000
		F.I.	1971	Audit available - "manage in place" policy in effect - extent of hazardous materials and abatement costs not determined	
		2	1971	Gym acoustics poor - provide acoustic treatment	\$17,200
Other					
Overall Bldg Interior Condition & Estim Costs					\$159,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		catch basins in parking lot are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibs around building. No irrigation system.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Street fire hydrants available across street; no siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe (1-1/2") in hallway throughout the building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		4" incoming municipal water with 2" to fire protection, 2" to water meter for domestic water service, 2" irrigation.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves are installed throughout the system.	
4.3.4	Piping and fittings.	4		Appears to be satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures appear in good shape.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Replace residential size hot water tank. Recirculation system existing.	\$1,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers to municipal system.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two Bryan hot water boilers appears to be in good operating condition. Boilers approached to median year of service life. Heating pumps were replaced in 1994, 1997 and 1998.	
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic; no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory condition.	
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)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Distribution systems and associated components appear to be satisfactory. Only general routine maintenance required	
4.4.9	Heating piping, valve and/or duct insulation.	4		No visible deterioration.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.		Insufficient zone controls. Several classrooms share one thermostat.	
4.4.13	Zone/unit heaters and controls.	4		Appears to be satisfactory.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Main system: Trane spray coil climate changer with in line R/A fan. Corrosion and algae inside unit. Upgrade required. Equipment exceed service life.  Gym system: Trane air handler. Unit functional. Exceed service life. Allow extra cost to take care of ducted return air system (See 5.4.11)	260,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacity unknown. Outside air for the occupant load not available.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	3		Exhaust system appears to be satisfactory. Equipment exceed service life. Part of 4.5.1	
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		No exhaust hood over range in Staff Room.	1,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic system; no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	3		Marginal conditions. Part of 4.5.1	
4.5.9	Humidification system and components.	3		Spray humidification cause severe corrosion and algae growth inside the main air handler. Part of 4.5.1	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		Ceiling diffusers are of the wrong kind. Air being directed downward to the occupants. Most ceiling diffuser blades are semi-closed to divert air away. Part of 4.5.1.	
Other		3		Ceiling space is used as a return air plenum. Exposed wood component are in the ceiling space. Ducted return air system may be required under new renovation to meet current Building Code Standard. Part of 4.5.1	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3		Air cooled condenser on roof. Equipment exceed service life.	79,155.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3		Part of 4.5.1	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Part of 4.5.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		One pneumatic control system. Upgrade system to energy management system.	\$105,720.00
Overall Mech Systems Condition & Estim. Costs					\$446,875.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>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		Underground 800 amp 120/208V 3pH 4W main service to CDP. Lots of space in C.D.P. Original equipment appears to be satisfactory. Estimated peak demand @ 96KVA.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights on front and side and over doorways. Photocell and time clock control. Upgrade fixtures.	\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		24 exterior car plugs are available.	
	Other				
5.2	<b>Life Safety Systems</b>		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Existing fire alarm system is a Simplex system and is out of date. Upgrade system to include a fire alarm annunciator panel and new devices to current technology and include strobe lights. Need additional devices to meet current Building Code.	\$20,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing system is out of date and at end of service life. Upgrade required with additional emergency light heads to provide proper coverage.	\$10,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit signs are working. Some additional signs are required to better identify exit routes and meet Building Code. Change to LED type to improve reliability.	\$6,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	2		No surge protection.	1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing Hallway panels - some are full but with space beside for future upgrade to 84 ccts. New panels are different size and may not fit into the space provided. Upgrade panels to meet computer and convenience outlet requirements with space for future.	20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Existing installations appears to be satisfactory.	
5.3.5	Motor controls.	F.I		MCC replace on an as needed basis - Honeywell under contract to modify.	
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		Existing lighting are fluorescent fixtures with T-12 lamps throughout except Gym. 50-60 F.C. in Office, 30-40 F.C. in Interior Office, 20-40 F.C. in Classroom, 45-50 F.C. in Gym, 45-50 F.C. in Staff Room, 30 F.C. in Library, 20-30 F.C. in Hallways, 20-25 F.C. in Washrooms Most rooms have 2 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required. Gym existing fixtures are HID. Replacement of ballasts will be required.	\$141,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Existing fixtures should not contain PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in classroom. Upgrade fixtures. See 5.4.1	
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		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		No network cabling in classrooms. Only network areas are: Library, office, caretakes office and computer room.	\$20,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Existing closet located in Library office. Should have sufficient space for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		To be installed for new computer network system in classrooms.	\$15,000.00
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		Security system in place with motion detectors.	
5.6.3	Master clock system (if applicable).	4		Available in Office.	
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					
Overall Elect. Systems Condition & Estim Costs					\$238,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<b>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</b>	F.I.	One unit on site - reported to be owned by the Gov. of Alberta - not a CBE unit - confirmation required	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Plywood skirting - weathered paint	\$500
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report not prepared or available	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Prefinished metal siding - acceptable Wood lap siding (rustic) poor condition - split Peeling paint, possible decay - replace	\$2,000
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Doors - wood - acceptable Windows - sliding aluminum - acceptable	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Floors - sheet vinyl / carpet - OK Walls - gyp. Board - OK Ceiling - vinyl faced panels - minor staining - OK	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable	
6.1.8	Heating system.	3	Furnace with ductwork around perimeter of portable classroom. System in operating condition. Equipment exceed service life. Replace washroom exhaust fans.	\$5,000.00
6.1.9	Ventilation system.	4	Minimum ventilation through furnace system.	
6.1.10	Electrical, communication and data network systems.	3	12 circuit panel, 100 amp 120/240 volt single phase. Replace light fixtures to T-8 with electronic ballasts. Replace exit light, add emergency lights, upgrade fire alarm components.	\$6,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Reference and costs - see 6.1.10	
6.1.12	Barrier-free access.	F.I.	Not acceptable	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$13,500</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	varies	1187.1	14	80	1120	67.1	
7.2	Science Rooms/Labs	1	90.4	90.4	2	95 95	190	(99.6 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		301.1	4	1 (130) 3 (90)	400	(98.9 m2)	
7.4	Gymnasium (incl. gym storage)	1	357.8 26.0	383.8	1	430 43	473	(89.2 m2)	
7.5	Library/Resource Areas	1		203.8	1	220	220	(16.2 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas			446.9			427	19.9	Includes mech. rm. (169.4)
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1000.2			1153	(152.8 m2)	
	<b>Overall Space Adequacy Assessment</b>	24		3613.3 m2	22		3983	(369.7 m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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