School Facility Evaluation Project

Part I - Facility Profile and Summary

School_____
Date_____

	School Name:	Chinook Park Elementary School				School Code:	9306
	Location:	1312 75th Avenue S.W.				Facility Code:	1522
	Region:	Calgary				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
						Telephone:	214-1123
	Grades:	K-6				School Capacity:	725

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	1960	1	2153.30	The original building consists of a concrete foundation, rough cedar siding, brick at entryways, stucco and painted panel boards above the exterior windows. Exposed concrete block is visible in the rear of the school. Brick is also integrated in between window panels in the rear of the school. The gym is blocked in with painted concrete block and is visible from the front of the school.	The original school is housed with steam unit ventilators, which operate in conjunction with a central exhaust system.	
	Subtotal		2153.30			
Additions/Expansion	1963	1	429.50	The 1963 and 1968 additions blend in with the original 1960 school. The interior of the school consists of asphalt tiles in the corridors over a concrete slab on grade in the 1960 portion of the school. Vinyl composite tiles can be found in the corridor of the 1965 and 1968 portions of the school. A combination of carpet and sheet vinyl flooring can be found in the classrooms and administration. Quarry tile flooring can be found in washrooms. In the boys and girls shelter - lunch study areas, the flooring material is terrazzo. The gym floor is wood. Painted concrete block and plaster board partitions make up the interior wall construction. The original acousti-tiles are still in place throughout the school. The roof consists of an asphalt built-up roof.	The original school is housed with steam unit ventilators, which operate in conjunction with a central exhaust system. 1965 and 1968 additions have a separate hot water boiler with a built-up constant volume ventilation system.	
	1965	1	1015.90			
	1968	1	1587.80			
	Subtotal		3033.20			
	Total		5186.50			

Evaluator's Name:	Paul T. Becher

						& Company:	Boucock Craig and Partners

Upgrading/ Modernization (Identify whether minor or major)							
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)							
List of Reports/ Supplementary Information	No reports were available.						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Building has settled. Janitor claims floors are not level. Fire lane required. Two barrier-free stalls required with sidewalk and curb-cut. Sidewalks need to have cracks filled. Barrier-free ramp provided. Electronic door openers required.	$125,500.00
2	**Building Exterior**	Roof may need to be done. Further investigation required. Wood cedar siding needs painting. Brickwork needs repair at one entrance in the back of the school. Blockwork needs repainting. Stucco needs repainting. Soffit and fascia metal trim need repainting. Exterior doors and frames need repainting. Windows need repainting or replacing.	$442,552.34
3	**Building Interior**	Coat hooks in corridors need to be relocated into classrooms or lockers must be provided.c Original acousti-tiles need to be replaced in some areas. In one of the Men's Washrooms, the ceramic floor tiles around the urinals are cracked. All washrooms, with the exception of two need to be made barrier-free. Proper fire doors are to be installed. Further investigation is required to ensure fire walls go through roof. 3% Design Contingency Fund for Architectural changes related to barrier-free design and/or mechanical/electrical changes.	$286,413.31
4	**Mechanical Systems**	Mechanical required upgrades include new boilers, unit ventilator rebuild and controls upgrade. Plumbing fixture trim is also reaching life expectancy.	$476,500.00
5	**Electrical Systems**	Main electrical service needs upgrading. Fire alarm, emergency and exit lighting requires upgrading. Power distribution is inadequate.	$402,000.00
6	**Portable Buildings**	N/A	$0.00
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient: 93.4 m^2.	
	7.2 Science Rooms/Labs	Deficient: 173.50 m^2.	
	7.3 Ancillary Areas	Deficient: 0.9 m^2.	
	7.4 Gymnasium	Surplus: 335.70 m^2.	
	7.5 Library/Resource Areas	Surplus: 132.40 m^2. Good supply of resources.	
	7.6 Administration/Staff Areas	Deficient: 306.0 m^2. Centrally located.	

	Evaluation Components	Summary Assessment	Estim. Cost
	7.7 CTS Areas	Surplus: 78.4 m^2. Computers available to students.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient: 566.2 m^2.	
	Overall School Conditions & Estim. Costs	Deficiency: 593.5 m^2.	$1,732,965.65

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	5	Large - well maintained site.	
1.1.2	Outdoor athletic areas.	5	3 Soccer Fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	1 Creative Play Area	
1.1.4	Site landscaping.	5	Mature trees - spruce and deciduous trees in front of school	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Perimeter fencing, bike stands, a flag pole, and a guard rail near the parking area are provided.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Adequate.	
1.1.7	Evidence of sub-soil problems.	F.I.	The building has settled on one side. The janitor has reported that chairs in some of the rooms roll to one side, because the floors are no longer level. No visible sub-soil problems were observed on site.	
1.1.8	Safety and security concerns due to site conditions.	5	Metal screens have been installed over windows in the parking area.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	One pedestrian crosswalk provided with crosswalk lights. One entry into parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	No on-site road network. Fire lane required. See 1.2.4	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City street in front of school used as Bus Lane and Drop-off area.	
1.2.4	Fire vehicle access.	3	City street in front of school used as fire vehicle access. The parking area is large, but does not appear to be able to accommodate a turn-around radius for fire vehicles when the lot is full of cars. Fire lane around the school is necessary	$100,000.00
1.2.5	Signage.	5	Clear and visible signage from City street	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	46 parking stalls and one handicap parking space. 2 stalls required by Code. Sidewalk and curb cut required.	$8,000.00
1.3.2	Layout and safety of parking lots.	5	Adequate	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Adequate - gravel	
1.3.4	Layout and safety of sidewalks.	5	Adequate. Barrier-free ramp provided on the southeast corner of the school	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Sidewalks need to have cracks filled. Asphalt and concrete sidewalks provided.	$10,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Barrier-free ramps provided. Curb-cuts not needed in parking area because lot is gravelled. Handicap loading and unloading would take place along the City street in front of the school, along the sidewalk. Electronic door openers are required.	$7,500.00
Other				
	Overall Site Conditions & Estimated Costs			$125,500.00

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).	F.I.	All	The janitor has reported that the school floor has settled in certain areas, causing the floor to slope. No visible signs of settlement could be seen. Further investigation is necessary	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Adequate	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	The roof structure seems adequate.	
2.1.4	Control/expansion joints.	4	All	Adequate where applicable.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
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.	All	Further investigation is required, and a roofing report needs to be completed.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation required. No gutters or splashpads needed.	
2.2.3	Control of ice and snow falling from roof.	5	All	Adequate. The roof is flat and has not caused any problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All		
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).	2	All	Wood cedar siding needs painting. Brickwork needs repair at one entrance in the back of the school. Blockwork needs repainting. Stucco needs repainting Brickwork $2,000.00 Painting $62,238.00	$64,238.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Soffit and fascia metal trim need repainting.	$4,321.04
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	All	Adequate	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Adequate - no reported problems	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Adequate - no observed problems	
Other					

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).	2	All	Exterior doors and frames need repainting.	$2,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Electronic door openers are required. See 1.3.6	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required. See 1.3.6	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Windows are old and need replacing and/or repainting. They don't open properly.	$371,993.30
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Adequate	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$442,552.34

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	All	Adequate. Concrete block painted. Plaster board painted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All	Carpet in library will be needed. Maple floor in gym provided. Asbestos tile in corridor. Vinyl composite tile in corridor. Carpet and sheet vinyl in classrooms. Removal: $3,393.00 Underlay: $8,821.88 Carpet: $14,929.20	$27,144.08
Other	Coat hooks in corridor	2	All	Coat hooks in corridors need to be relocated into classrooms or lockers must be provided	$145,000.00
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	All	See 3.1.2	
3.2.2	Wall materials and finishes.	4	All	See 3.1.1	
3.2.3	Ceiling materials and finishes.	2	All	Original acousti-tiles need to be replaced in some areas	$2,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	All	Doors and door frames need repainting.	$45,381.88
3.2.5	Millwork	2	All	Millwork is in adequate shape. Coat storage and hooks in corridors need to be moved into classrooms.	See 3.1.2 Other
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Writing boards, tackboards, display boards and signs on classroom doors are all adequate	$0.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing apparatus in gym - adequate	$0.00
3.2.8	Washroom materials and finishes.	2	All	Ceramic tile, quarry tile, and concrete block painted are the predominant materials used. In one of the Men's Washrooms, the ceramic floor tiles around the urinals are cracked. Both Men's and Ladie's Washroom s adjacent to the Boys' and Girls' Shelter/Lunch Study areas are barrier free Washrooms are barrier-free at lunch study areas. Four other washrooms need to be reviewed. CBE estimated value is $10,000 per washroom	$42,000.00
Other	3% design contingency fund	3	All	Design contingency fund for architectural changes related to barrier-free design and/or mechanical/electrical changes.	$24,887.35

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible, non-sprinklered. The building faces one street. See 1.2.4. Further investigation is required to see if the building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Separations provided are adequate. Rated fire doors with proper labeling required at some separations. Further investigation is required to ensure fire walls go through roof. See 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	See 3.3.1 and 3.3.2.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Proper fire doors are to be installed. Fire lane is to be built and assumed fire walls must go through roof. See 1.2.4 for estimate of fire lane. Also see 3.3.1.	
3.3.5	Barrier-free access.	2	All	The building is barrier-free in that a ramp is provided and one set of Men's and Women's Washrooms are barrier-free. However, all washrooms should be barrier-free and electronic door openers at entrances should be provided. See 1.3.6 and 3.2.8.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No visible hazardous materials were observed. However, given the age of the building, further investigation is required to determine if any hazardous materials exist and whether they pose a health risk	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None reported or observed	
Other					
	Overall Bldg Interior Condition & Estim Costs				$286,413.31

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	1964 1965 1968	Surface run off to city street, no reported or visible problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1964 1965 1968	Minimal hose bibbs around building exterior. Backflow protection is in place.	
4.1.3	Outside storage tanks.	N/A		none	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1964 1965 1968	City hydrant is located within 90 meters of the siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1964 1965 1968	Standpipe and hose system in place.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1964 1965 1968	Extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
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	1964 1965 1968	Water fed from city services, adequate volume and pressure presently available, backflow protection is in place, 4" service feeds 2" domestic water meter and 2" standpipe system, no irrigation.	
4.3.2	Water treatment system(s).	N/A	1964 1965 1968	none	
4.3.3	Pumps and valves (including backflow prevention valves).	1	1964 1965 1968	No backflow protection in place on domestic water service.	$7,500.00
4.3.4	Piping and fittings.	4	1964 1965 1968	Water - copper piping throughout, sanitary/storm - cast iron hub and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1964 1965 1968	Water Closets - floor mounted flush valve. Urinals - floor mounted tank, lavs - wall mounted vitreous china, Jan - cast iron enameled basin, General purpose sinks - ss sinks with 8" centre set. Lavs and fixture trim are reaching life expectancy.	$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1964 1965 1968	Single 49000 BTU, 50 gallon tank type water heater. Single36000 BTU, 33 gallon tank type water heater.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1964 1965 1968	Sanitary and storm tie into city services, no known or visible problems. San sump in basement off 1964 building.	
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).	3	1964 1965 1968	Single steam boiler, original 85 m2 of heating surface capacity. Feeds radiation and unit ventilators and steam to water convertor. Single hot water cast iron boiler, 1770 MBH output, feeds hot water radiation and air handling unit. Both boilers are reaching their anticipated life expectancy.	$130,000.00
4.4.2	Heating controls (including use of current energy management technology.	4	1964 1965 1968	Pneumatic thermostats throughout.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1964 1965 1968	Adequate combustion air. Masonry chimney.	
4.4.4	Treatment of water used in heating systems.	4	1964 1965 1968	Water treatment system in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1964 1965 1968	Safety controls in place and operational.	
4.4.6	Heating air filtration systems and filters.	N/A		none	
4.4.7	Heating humidification systems and components.	N/A		none	

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	1964 1965 1968	No apparent leaks.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1964 1965 1968	Heating piping insulated with rigid fiberglass insulation. Appears to be asbestos elbows and joints.	
4.4.10	Heat exchangers.	4	1965	There is a steam to water exchanger in the 1960 basement which feeds the 1965 hot water heating.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		none	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Temperature control is working but deteriorated. Failure is imminent. (SEE 4.7.1)	
4.4.13	Zone/unit heaters and controls.	4		Convectors located at entrance vestibules.	
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	1964 1965 1968	rebuild of the unit ventilators or system replacement is required. Classroom housed with hot water unit ventilators which are also showing signs of deterioration. Central built-up air handling unit with S/A and R/A fan. Face and by-pass heating coil. wet cell, filter section, wet cell no longer works.	$190,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1964 1965 1968	Approx 5 to 7 cm of O/A per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1964 1965 1968	Approx 4 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	4	1964 1965 1968	Central exhaust works in conjunction with unit ventilators. Roof mounted exhaust fans for washrooms, storage, etc.	
4.5.5	Separation of out flow from air intakes.	4	1964 1965 1968	Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		none	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1964 1965 1968	Low voltage controls on individual unit vents, very deteriorated. (SEE 4.7.10)	
4.5.8	Air filtration systems and filters.	4	1964 1965	Low efficiency filters on unit vents.	
			1968	Low efficiency filters on air handling unit.	
4.5.9	Humidification system and components.	2	1968	Wet cell in built-up air handling unit is no longer working and a new steam boiler should be provided for proper humidificaition.	$45,000.00
4.5.10	Heat exchangers.	N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1960 1964	Unit vent mixing boxes are deteriorated, some units may not be working (SEE 4.5.10)	
Other					

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).	N/A		none	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		none	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		none	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
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	1964 1965 1968	Pneumatic controls throughout, thermostats have been replaced, system in adequate condition with the exception of the unit ventilators and classroom controls.	$84,000.00
	Overall Mech Systems Condition & Estim. Costs				$476,500.00

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground 800 amp. 3 phase service. Old switches and splitter arrangement. Limited space available.	$15,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Building exterior lighting at main entrance and parking lot. No lighting along back and sides.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		3 duplex receptacles on wood rail. 10 duplex receptacles on wood rail. Devices are rusted, no covers.	$2,500.00
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Single zone 120 volt system. No emergency power. No strobe lights.	$25,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing Emergency lighting does not provide adequate illumination levels.	$3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting is not adaquate. No emergency power.	$6,500.00
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.	4	All	Surge protection on data	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are full and no space for additional breakers. New panels to be added.	$25,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally inadequate. Wiring is in conduit.	$30,000.00
5.3.5	Motor controls.	4	All	Loose starters, appear satisfactory.	
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).	4	All	Interior lighting consists of surface and suspended fluorescent and T-12 lamps. Surface fluorescent in gymnasium. Lighting levels generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	$35,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T8 lamps and electronic ballasts.	$260,000.00
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).	5	All	Meridian Norstar system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogan PA system. Amano program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 and 5E cabling for offices and computer room.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	One 24 point Cat. 5 and one 48 port Cat. 5E patch panels in office. One 24 port Cat. 5 and two 48 port patch panels in library. 10 base T switch in library.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space available for dedicated circuits. (REFER TO SECTION 5.3.4 FOR COSTING)	
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		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	Regency intrusion alarm. Corridor motion sensors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Amano master clock.	
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				$402,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
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	N/A		$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			1666.60	22	80.0	1760.0	-93.40	Deficiency (Special Ed Exempt - 1 x 15 = 15) Lease G.R.I.T. Calgary Society (79.8 sq. m @ 25)
	Classroom	12	79.00						
	Classroom	1	91.00						
	Classroom	2	83.60						
	Classroom	2	76.70						
	Classroom	1	75.40						
	Classroom	1	72.50						
	Classroom	1	77.10						
7.2	Science Rooms/Labs	1	111.50	111.50	3	95.0	285.0	-173.50	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			529.10	2 3	130.0 90.0	530.0	-0.90	Deficiency
	Art	1	79.00						
	Music	1	111.5						
	Ancillary	1	79.00						
	Lunch Study	1	129.8						
7.4	Gymnasium (incl. gym storage)	1		962.70	1	570.0	627.0	335.70	Surplus
					1	57.0			
7.5	Library/Resource Areas	1		452.40	1	320.0	320.0	132.40	Surplus
			85.70						
			282.90						
			55.70						
			28.10						
7.6	Administration/Staff, Physical Education, Storage Areas			379.00	Adm P.E. Stor	467 95 123	685.0	-306.00	Deficiency
	Adm.		205.4						
	Phy. Ed./Storage		173.6						

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/ Deficiency	Comments/Concerns
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 Computer Lab	1	78.40	78.4				78.4	Surplus
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1006.8			1573	-566.2	Surplus
	Overall Space Adequacy Assessment	16		5186.50	32		5780.0	-593.50	Deficiency (using 750 person capacity - pre 1974 guidelines)

Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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