# School Facility Evaluation Project Part I - Facility Profile and Summary

School Name:     Chinox Park Elementary School     School Code:     9306       Location:     1312 76in Avenue S.W.     Facility Code:     1522       Region:     Calgary     Superindendent:     Dr. Donna Michaels       Jurisdiction:     Calgary School District #19     Context Person:     Learner Soligo       Grades:     K-6     Telephone:     214-1123       Grades:     K-6     School Capacity:     725       Jurisdiag Section     Year of Proofs     Reg.W.H     Tree of classification:     Comments/Notes       Jriginal Building     1960     1     2153:30 The original building consists of a concrete foundation, rough explored in with a pairined paramel boards above the concrete foundation, rough explored in with a pairined paramel boards above the concrete foundation, rough explored in with a pairined paramel boards above the concrete found in the original school is housed with school. The gam is block and is visible in the rando of the school. The gam is block and is visible in the cardio as ord apaired paramel bands above the concrete found in the original school is housed with school. The gam is block and is visible original school is housed with a cardior with a cardior with a cardior so ord apaired paramel bands above the concrete found in the original school is housed with a cardior so ord apaired paramel bands above the concrete found in the original school is housed with a cardior so ord apaired paramel bands above the school. The disk and the original school is housed with a cardior with a cardior or the school. The original school is housed with a team with yentillators, which operati is conjunction with a cardior and								
Location:       1312 75th Avenue S.W.       Facility Code:       1522         Region:       Calgary       Superindendent:       Dr. Donna Michaels         Juristication:       Calgary School District #19       Contact Person:       Leanne Soligo         Grades:       K-6       School Capacity:       725         Grades:       K-6       School Capacity:       725         Juristication:       1960       1       2153.30 The original building concests of a concrete foundation, rough codar apained panel boards above the exterior windows. Exposed ch in with a school is housed with steam unit ventilators, which operate in conjunction with a contract for the school. The school is housed with steam unit ventilators, which operate in conjunction with a contract for the school contract of the school cont		School Name:	Chinook Pa	rk Eleme	entary School		School Code:	9306
Region:     Calgary     Superindendent:     Dr. Donna Michaels       Jurisdiction:     Calgary School District #19     Contact Person:     Leanne Soligo       Grades:     K-6     Telephone:     214-1123       Grades:     K-6     School Capacity:     725       Jurisding Section     Compil.     Floors     (60, M)     Tre organal bioling consists of a painter bord's solution coder solution apainted parent bord's solution coder solution in the rear of the school. The organication in the rear of the school. The dyn is blocked in window pares in the rear of the school. The gym is blocked in window pares in its visible in the rear of the school. The gym is blocked in with a control of the school. With Good and 1986 additions have a separate hor dymeter bolker school. The gym of a dyministraton. Quary ife								
Jurisdiction:     Calgary School District #19     Contact Person:     Learne Soligo       Grades:     K-6     Image: School Capacity:     Z25       Grades:     K-6     Image: School Capacity:     Z25       Jurisdictions     Compared Person:     (Incl. mayor upgrades)     Comments/Notes       Jurisdictions     Compared Person:     (Incl. mayor upgrades)     Comments/Notes       Jurisdictions/Expansion     1     2153.30     The original Suiding original building consists of a sphalt builty or in the front of the school. The gym is blocked in with painted concrete block and is visible in the rear of the school. Brick is also integrated in with painted concrete block and is visible in the rear of the school. Brick is also integrate in conjunction with a contrast system.     The original school is housed with sphalt blick on the corridor of the school consists of apprate in conjunction with a contrast system.       Additions/Expansion     1963     1     429.50       1965     1     11557.80     11587.80     11587.80       1965     1     11587.80     11587.80     11587.80       1965     1     11587.80     11587.80     11587.80       1965     1     11587.80     11587.80     11587.80       1965     1     11587.80     11587.80     11587.80       1965     1     11587.80     11587.80     11587.80       1965 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>								
Grades:     K-6     Telephone:     214-1123       Grades:     K-6     School Capacity:     725       Juilding Section     Compt.     Ploors     Gradssite at a concrete foundation, rough codant concrete block is visible in the rear of the school. The gm is blocked in with painted concrete block and is visible to the school. The gm is blocked in with painted concrete block and is visible to first easily solve the conjunction with a concrete slob or grade in the 1965 1     The original school is housed with steam unit ventilators, which operate in conjunction with a concrete slob or grade in the 1965 1     The original school is housed with steam unit ventilators, which operate in conjunction with a concrete slob or grade in the 1965 and 1968 additions blever in the school. The gm is and 1968 additions blever in the school consists of a concrete slob or grade in the 1965 and 1968 and 1968 and 1968 additions blever in the school or the school. The gm is a school is housed with a concrete slob or grade in the 1968 and 1968 and 1968 additions blever in the school or the school. The gm is a school is housed with a concrete slob or grade in the 1968 and 1968 additions blever in the school or the school. The gm is a school is housed with a concrete slob or grade in the 1965 and 1968 additions have a separate houtware bolier with		Region:	Calgary				Superindendent:	Dr. Donna Michaels
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Grades:         K-6         Image: Construction (i.e., structure, food, cladding)         School Capacity:         725           auliding Section         Year of Compl.         No. of Foors (St,M.)         Type of Construction (i.e., structure, root, cladding)         Description of Mechanical Systems (i.e., minit verifiators, which operate in conjunction with a central exhaust system.         Comments/Notes           Driginal Building         1950         1         2153.00 The original building consists of a concrete foundation, rough cedar shore the exterior windows. Exposed concrete block is also builted panel boards above the exterior windows. Exposed concrete block is also integrated in rot particulated concrete block and is visible to the eard of the school. Brick is also integrated in rot particulated concrete block and is visible to the eard of the school. Brick is also integrated in rot particulated concrete block and is visible to the eard of the school.         The original school is housed with operate in conjunction with a central exhaust system.           Additions/Expansion         1963         1         429.50 The 1963 and 1969 additions blore of the school.         The original school is housed with steam univerhilitator, which operate in conjunction with a contral exhaust system.         Subtotal         1965 and 1968 additions have a school controls or a school controls or a school or the school.         The original school is housed with steam univerhilitator, which operate in conjunction with a contral exhaust system.           1965         1         429.50 The 1963 and 1969 additions the exter of the school.         The original school is housed with steamunu ve							Telephone:	214-1123
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NinkiteVinyl 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.Total5186.50						•		
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Subtotal       3033.20         Total       5186.50								
SubtotalSubtotalSubtotalStateTotal5186.50						washrooms. In the boys and girls		
Subtotal       Subtotal       5186.50						shelter - lunch study areas, the		
Subtotaland 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.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.Total5186.50						с с,		
Subtotal       the interior wall construction. The original acousti-tiles are still in place throughout the school. The roof consists of an asphalt built-up roof.         Total       5186.50								
Subtotal     original acousti-tiles are still in place throughout the school. The roof consists of an asphalt built-up roof.       Total     5186.50								
Subtotal     3033.20     throughout the school. The roof consists of an asphalt built-up roof.       Total     5186.50								
Subtotal     3033.20 consists of an asphalt built-up roof.       Total     5186.50						<b>S</b> 1		
			Subtotal		3033.20	consists of an asphalt built-up roof.		
			Total		5186.50			
					,		Evaluator's Name:	Paul T. Becher

			& Company:	Boucock Craig and Partners

Date

Upgrading/						
Modernization (Identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information						

School\_

Date

Evaluation Components	Summary Assessment	Estim. Cost
Site Conditions	Building has settled. Janitor claims floors are not level.	\$125,500.00
	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.	
Building Exterior	Roof may need to be done. Further investigation required.	\$442,552.34
	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.	
Building Interior	Coat hooks in corridors need to be relocated into classrooms or lockers must be provided.c	\$286,413.31
	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.	
Mechanical Systems	Mechanical required upgrades include new boilers, unit ventilator rebuild and controls upgrade.	\$476,500.00
	Plumbing fixture trim is also reaching life expectancy.	φ-70,000.00
Electrical Systems	Main electrical service needs upgrading. Fire alarm, emergency and exit lighting requires upgrading. Power distribution is inadequate.	\$402,000.00
Portable Buildings	N/A	\$0.00
Space Adequacy:		
7.1 Classrooms	Deficient: 93.4 m <sup>2</sup> .	
7.2 Science Rooms/Labs	Deficient: 173.50 m <sup>2</sup> .	
7.3 Ancillary Areas	Deficient: 0.9 m <sup>2</sup> .	
7.4 Gymnasium	Surplus: 335.70 m <sup>2</sup> .	
7.5 Library/Resource Areas	Surplus: 132.40 m <sup>2</sup> . Good supply of resources.	
7.6 Administration/Staff Areas	Deficient: 306.0 m <sup>2</sup> . Centrally located.	

Part I - Facility Profile and Summary

School

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

School\_

Date\_

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.	
113	Outdoor playground areas, including condition	5	1 Creative Play Area	
1.1.0	of equipment and base.	5		
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.	
	rending, guard rails, bike stands, hay poles).			
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.		Metal screens have been installed over windows in the parking area.	
Other				
Outor				

School\_

Date\_

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).		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.		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				

School

Date

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
	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	
	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

School

Date

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.1	Overall Structure		Bldg.		
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	F.I.	All	Description/Condition 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	
			41		
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.	
0.1					
Other					

School\_

Part I - Facility Profile and Summary

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		
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		
Othe					

School\_

Date\_

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					

School\_

Date

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows		Bldg.		
	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	<u>Section</u> All	Description/Condition Exterior doors and frames need repainting.	\$2,000.00
	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Electronic door openers are required. See 1.3.6	
	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

School\_

Date\_

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
	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		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

School\_

Part I - Facility Profile and Summary

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg.		
224	Interior doors and hardware.	3	Section All	Description/Condition Doors and door frames need repainting.	\$45,381.88
3.2.4		3	All	Doors and door marnes need repainting.	₽4 <b>3,301.0</b> 0
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
	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

School\_

Part I - Facility Profile and Summary

ection 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
	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		Bldg. <u>Section</u>	Description/Condition	
	jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.				
	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.	
	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.	
	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.	
	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	
	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

School\_

Date

Part I - Facility Profile and Summary

Rating Section 4 Mechanical Systems Comments/Concerns Estim. Cost 4.1 Mechanical Site Services 4.1.1 Site drainage systems (i.e., surface and underground 1964 systems, catch basins). 4 1965 Surface run off to city street, no reported or visible problems. 1968 4.1.2 Exterior plumbing systems (i.e., irrigation systems, 1964 hose bibs). 4 1965 Minimal hose bibbs around building exterior. Backflow protection is in place. 1968 4.1.3 Outside storage tanks. N/A none Other 4.2 Fire Suppression Systems Bldg. **Description/Condition** Section 4.2.1 Fire hydrants and siamese connections. 1964 4 1965 City hydrant is located within 90 meters of the siamese. 1968 4.2.2 Fire suppression systems (i.e., pumps, sprinklers, 1964 piping, reservoirs, hoses, stand pipes, CO2 systems). 4 1965 Standpipe and hose system in place. 1968 4.2.3 Hand extinguishers, blankets and showers (i.e., in 1964 CTS areas). 4 1965 Extinguishers located throughout. 1968 4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas). N/A none Other

School

Date\_

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 1968Water 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 none 1968	
4.3.3	Pumps and valves (including backflow prevention valves).	1	1964 1965 No backflow protection in place on domestic water service. 1968	\$7,500.00
4.3.4	Piping and fittings.	4	1964 1965 Water - copper piping throughout, sanitary/storm - cast iron hub and spigot. 1968	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	<ul> <li>Water Closets - floor mounted flush valve. Urinals - floor mounted tank, lavs - wall mounted vitreous</li> <li>china, Jan - cast iron enameled basin, General purpose sinks - ss sinks with 8" centre set. Lavs and</li> <li>fixture trim are reaching life expectancy.</li> </ul>	\$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1964 1965Single 49000 BTU, 50 gallon tank type water heater.1968Single36000 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	<ul> <li>Sanitary and storm tie into city services, no known or visible problems. San sump in basement off</li> <li>1968</li> </ul>	
Othe				

Date

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	

School\_

Part I - Facility Profile and Summary

Section 4	Mechanical Systems	Rating		Comments/Concerns		
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.		
	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)		
	Zone/unit heaters and controls.	4		Convectors located at entrance vestibules.		
Other						

Date\_

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					

Date

f there ems. energy 3	Bldg. Section	Description/Condition	
ems.	1964		
	1964		
	1965 1968	Low voltage controls on individual unit vents, very deteriorated. (SEE 4.7.10)	
4	1964 1965	Low efficiency filters on unit vents.	
	1968	Low efficiency filters on air handling unit.	
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
N/A		none	
nts (i.e.,	1960 1964	Unit vent mixing boxes are deteriorated, some units may not be working (SEE 4.5.10)	
	3		

School\_

Part I - Facility Profile and Summary

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		none	
	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		none	
	Cooling system controls (including use of current energy management technology).	N/A		none	
	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
	Building wide/system wide control systems and/or energy management systems.	3		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

School

Date

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	Site Services				
	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					
5.2.1	Life Safety Systems Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly		Bldg. Section	Description/Condition	
	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
	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting is not adaquate. No emergency power.	\$6,500.00
Other					

School\_

Part I - Facility Profile and Summary

Date\_

	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.	
	General wiring devices and methods.	3	All	Wiring devices are generally inadequate. Wiring is in conduit.	\$30,000.00
	Motor controls.	4	All	Loose starters, appear satisfactory.	
Other					

School\_

Date

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					

School\_

Date

	Electrical Systems	Rating		Comments/Concerns			
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							

School\_

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	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
	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					
	Elevators/Disabled Lifts (If applicable)				
	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

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Part I - Facility Profile and Summary

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

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			This Fa	cility	Eq	uiv. Nev	v Facility	Surplus/	
Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Deficiency	Comments/Concerns
7.1	Classrooms			1666.60	22	80.0	1760.0		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
	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			529.10	2 3	130.0 90.0		-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						
		1	28.10						
7.6	Administration/Staff, Physical Education, Storage Areas			379.00	Adm P.E. Stor	467 95 123		-306.00	Deficiency
	Adm.		205.4						
	Phy. Ed./Storage	1	173.6					1	

School

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Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	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
	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

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Date\_

Evaluation Component/ Sub-Component	Additional Notes and Comments