

School Name:	Ekota Elementary School			School Code:	7233	
Location:	1395 Knottwood Road East, Edmonton, T6K 2P5			Facility Code:	1251	
Region:	North			Superintendent:		
Jurisdiction:	Edmonton Public School District No. 7			Contact Person:	Bob Clark	
				Telephone:	(780) 429-8509	
Grades:	K-VI			School Capacity:	550	
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	1976		2262.00	Concrete slab on grade, concrete block masonry with brick veneer and cedar cladding, flat O.W.S.J. and Built Up Roofing.	Hot water heating boilers provide heat to reheat coils and force flows.	The system is generally good. The gym air system is not providing outside air. Further investigation is required.
Additions/ Expansions	N/A					
					Evaluator's Name:	Richard Fairbank
					& Company:	Richard Fairbank Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1956		94.75	Free standing wood frame, wood paneling exterior, 2-ply torch down roof membrane. Portable sits on surface mounted pads.	Forced air gas fired furnace.	
	1967		84.75	Free standing wood frame, wood paneling, metal pane roofing, portable sits on surface concrete pads.	Forced air gas fired furnace.	
	1978		794	Two (2) pods of four (4) wood frame classrooms linked to 1976 core school. Prefinished metal siding, wood frame foundation walls, set on concrete footing. Flat B.U.R. roofing on wood trusses.	Forced air gas fired furnace.	
	1988		83.37	Removed from site.	N/A	
	1992		83.50	Wood frame, prefinished metal siding, torch down 2-ply roofing membrane on one way sloped trusses. Wood frame foundation wall set on concrete footing above frost line.	Forced air gas fired furnace.	
List of Reports/ Supplementary Information	Comprehensive photo record available from Richard Fairbank Architect Ltd.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Guard rails to control hot rods, catch basin security and blockage, remove portables, improve site signage, resurface asphalt pavement, replace sidewalks	73,000.00
2	Building Exterior	Replace roofing, replace wood siding.	263,000.00
3	Building Interior	Repair cracked concrete block, replace chalkboards, install magnetic hold open devices to fire doors, replace rotting landings.	38,700.00
4	Mechanical Systems	Systems are generally poor. Plumbing fixtures are beginning to show signs of fatigue. The gym air system is not supplying outside air.	39,000.00
5	Electrical Systems	Electrical systems adequate, recommend new fire alarm system, complete replacement of lighting fixtures with energy efficient type, new PA/Intercom interfaced with telephone.	171,000.00
6	Portable Buildings	(1956) Free Standing Portable Classroom recommended for disposal - \$ 5,000.00. (1967) Free Standing Portable Classroom recommended for disposal \$ 5,000.00. (1978) Two Pods of Four Portable Classrooms \$172,200.00	182,200.00
7	Space Adequacy:		
	7.1 Classrooms		
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		766,900.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Edmonton park shared with school site.	
1.1.2	Outdoor athletic areas.	5	3 soccer pitches, 3 baseball diamonds, 1 outdoor beach volleyball area, outdoor rink, 4 basketball hoops on paved surface.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Two groupings of well equipped creative climbing play apparatus shared with community league.	
1.1.4	Site landscaping.	5	Rolling grounds, level athletic fields, link to city trail system, mature deciduous and evergreen trees.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	1	Lack of guard rails has made tarmac athletic surface common spot for car drivers to burn rubber and leave doughnut tracks. Recent damage to portable is reported to be from collision with vehicle. Other site accessories such as flagpole and bike racks are on site and in good condition.	4,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	Catch basin has backed up on occasion with water levels approaching school finish floor elevation. Trapped water adjacent curb cut reported to result in vehicles getting stuck.	5,000.00
1.1.7	Evidence of sub-soil problems.	2	Catch basins covers are easily removed and constitute a safety hazard. Catch basin in parking lot projected over 150mm until recent localized regrading and patch. Parking lot is in need of paving.	Refer to 1.3.3
1.1.8	Safety and security concerns due to site conditions.	3	Broken beer bottles left on weekend. Recommend improved guard rails and remove obsolete and underutilized randomly placed free standing portables that block sight lines	10,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			19,000.00
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One curb cut serves staff parking, small bus drop off, service vehicle loading. No safety concerns observed or reported.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	No roads other than parking lot described in 1.3.3	Cost in 1.3.3
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	All full size busses drop off at City of Edmonton Knottwood Road designated school bus stop zone.	
1.2.4	Fire vehicle access.	4	No access provided other than front and one side yard. Park paved trail is beyond reach.	
1.2.5	Signage.	3	School identification is mounted on failing wood cladding. A bigger, better sign may be integrated with new cladding. Refer to 2.3.1	3,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			22,000.00
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	5	34 paved parking stalls serving 23 staff.	
1.3.2	Layout and safety of parking lots.	5	Direct access to side yard and double loaded parking from Knottwood Road East.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Parking lot pavement is broken up, drainage to catch basin was interrupted by sunken roadway elevation. Localized repair has temporarily improved drainage.	40,000.00
1.3.4	Layout and safety of sidewalks.	3	Sidewalks are well placed to serve school, playgrounds, maintenance and portables. The city trail network intersects on shared playground. Drainage on north side slopes towards building where concrete and pavement has lifted.	3,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Sidewalks and paved loading apron are cracked on north side yard.	8,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	The school approach is designed for barrier free access.	
	Other			
	Overall Site Conditions & Estimated Costs			73,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.1 Overall Structure		Bldg. Section	Description/Condition	
	2.1.1 Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1976	The concrete slab on grade has performed well. Original higher gloss vinyl tiles remain even with tight joints.	
	2.1.2 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1976	Exterior brick show no sign of movement. All mortar joints observed are crack free. The custodian indicated there has been no history of wall or column movement.	
	2.1.3 Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1976	The roof structure if performing well. The structure felt solid under foot.	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		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).	3	1976	No roofing reports were available. Roof access was gained. Original B.U.R. and flashings appeared to be in acceptable condition and assembly is reported to be trouble free. Life expectancy may be prolonged with maintenance. It is understood Edmonton Public Schools replace roofing on an age criteria and that Ekota School is approaching deadline.	143,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1976	Roof hatch, ladder, drains are well maintained.	
2.2.3	Control of ice and snow falling from roof.	5	1976	Flat roof has good positive drainage to storm sewer.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		There are no skylights at the Ekota School.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	143,000.00
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	2		Wood cladding to upper 1/3 of walls has failed. Finish is buckled and split. Protruding nails is a generalized condition. Nails have been set, but again came loose.	120,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1976	Wood soffit at main entrance is in acceptable condition.	
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	1976	Building envelope appears to be causing no internal distresses. Wood siding is recommended for replacement before water infiltration compromises performance.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	1976	Portables are only splash pad condition. Storm water is directed to roof drains or on-site catch basins.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1976	Inside face of exterior walls is predominantly painted concrete block in good condition.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	263,000.00
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1976	Painted hollow metal doors with and without glazing sections are in good condition.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1976	Exterior door hardware and accessories are well maintained.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1976	Exit door hardware is in good working condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1976	Aluminum framed windows are sealed glazing units and in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1976	Windows are covered with heavy duty wire mesh security guards. Window accessories are in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1976	The building envelope with respect to doors and windows is performing adequately.	
Other					
Overall Bldg Exterior Condition & Estim Costs					263,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1976	Concrete block walls are crack free except for one exception at west wall of infirmary, administration area. It is recommended to grout crack, repaint wall and monitor for further movement.	3,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1976	Floors are in good condition. Refer to 2.1.1.	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1976	Instructional area floors are 50% vinyl composite tile and 50% carpet. Gym is hardwood. All core school floors are in good condition.	
3.2.2	Wall materials and finishes.	4	1976	Walls are predominantly painted concrete block with new demising walls from demountable vinyl clad gypsum board.	
3.2.3	Ceiling materials and finishes.	4	1976	Ceilings are predominantly suspended T-bar with lay-in acoustic tiles. Ceilings are well maintained. Gymnasium features exposed painted acoustically perforated metal deck.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	1976	Interior doors are painted solid core wood in good condition.	
3.2.5	Millwork	4	1976	Millwork is relatively spartan, although well maintained and in acceptable condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1976	The original chalkboards throughout the school are in need of replacement. Only one classroom has whiteboards.	25,200.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1976	Gym is well equipped. (Understage storage trolleys have no fire rating.)	
3.2.8	Washroom materials and finishes.	1	1976	Washroom finishes, vanities, ceramic tile and toilet partitions are in good condition. Sinks have corroded through and are in need of immediate replacement.	Cost included in 4.3.5
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
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				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1976	Combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	1976	Only one of 2 sets of fire doors are linked to magnetic hold-open devices at portable links. Both sets of fire doors are required to maintain the 2 hour fire wall equivalency. The understage storage area has no 1 hour fire separation from the gymnasium.	8,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1976	Complies with Alberta Building Code.	
3.3.4	Exiting distances and access to exits.	4	1976	Complies with Alberta Building Code.	
3.3.5	Barrier-free access.	4	1976	Complies with Alberta Building Code.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1976	No reports were made available. No hazardous materials are anticipated to remain in school.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	1976	Rotting wood landings sink in ground at relocatable classrooms.	2,500.00
Other					
Overall Bldg Interior Condition & Estim Costs					38,700.00

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).	3	All	Surface drainage is to catch basins. These basins are connected to the City of Edmonton system. The catch basin at the north end of the site floods during heavy rain. Water has entered the building due to this condition.	8,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Hose bibs with vacuum breakers. No irrigation systems.	
4.1.3	Outside storage tanks.	N/A		No storage tanks observed.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All	The building is served by hydrants located on the street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		No sprinklers. No hose stations.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Water tank type fire extinguishers. Appear to be adequately distributed.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None observed.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All	Domestic water supplied by City of Edmonton system. 2" water meter. No pressure problems reported.	
4.3.2	Water treatment system(s).	N/A		No domestic water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	N/A		No domestic water boosters. No backflow prevention on water service.	
4.3.4	Piping and fittings.	4	All	Domestic water distribution is predominantly copper type pipe and fittings. Good condition. No issues reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	1	All	Flush valve water closets and flush valve urinals. Lavs are stained and corroded through to point of leaking. Taps are tarnished.	20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	Gas fired heater and storage tank combination, RUUD Model GL-85-2002-2, 179,900 BTU/hr, 85 US Gallon storage capacity. Circulation pump is not operating.	3,500.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sewage and stormwater are drained to the City of Edmonton system. No issues reported.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All	Two boilers. Raypak Model 1353-WDT, each with a capacity of 1,352,900 BTU/hr. Each fitted with low water cut off, flow switch and pressure relief valve. All in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	No issues reported by operating staff. Use of indoor/outdoor controller not known.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air appears adequate. Condition of chimney is good.	
4.4.4	Treatment of water used in heating systems.	4	All	Water samples are taken regularly. Good.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut off, flow switches and pressure relief for both boilers are in good condition.	
4.4.6	Heating air filtration systems and filters.	4	All	Good. Filters are changed every three months.	
4.4.7	Heating humidification systems and components.	FI	All	Steam boiler type humidification system with a distribution grid in each air system. The humidification system was not operational at the time of our visit.	

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	All	Heating piping consists of steel schedule 40 and copper pipe. Good condition. No issues reported with respect to duct mounted reheat coils. Good.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Good. Filters are changed every three months.	
4.4.10	Heat exchangers.	4	All	No issues reported with respect to boiler heat exchangers.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	Appear to be in good working condition. The gym unit outside air supply is not working. See 4.5.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Heat distribution appears good; however, some complaints were made that the temperature at the south side walls is cold.	
4.4.13	Zone/unit heaters and controls.	4	All	Unit heater in mechanical room and vestibules. All good.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.				
		FI	Class Room	Constant volume ventilation system with reheat coils. Total air supplied is 11,350 cfm. Good condition.	
			Gym	Constant volume ventilation system with reheat coil. Total air supply is 5,000 cfm. Controls are not working properly. Outside air dampers are in closed position while in occupied mode. Gym never had an outside air supply.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).				
		4	Class Room	Design outside air supply - 2,350 cfm.	
			Gym	Design outside air supply - 800 cfm.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).				
		4	Class Room	Total air supply rate - 11,350 cfm.	
			Gym	Total air supply rate - 5,000 cfm.	
4.5.4	Exhaust systems capacity and condition.				
		4	All	All operational. No issues reported.	
4.5.5	Separation of out flow from air intakes.				
		4	All	Good. Filters are changed every three months.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).				
		3	Comp. Room	No provision for increased ventilation for heat control in the Computer Room.	7,500.00
Other					

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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		No cooling systems.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Pneumatic controls and actuators throughout the building. No DDC. The air systems are programmed on a seven day time clock. No major issues reported.	
Overall Mech Systems Condition & Estim. Costs					39,000.00

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).	4		Primary service underground from road to pad mounted transformer located northeast side of the school. Secondary service underground from pad to main distribution located in Mechanical R9oom. 15	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Site and building lighting H.I.D. No safety concerns.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins duplex receptacles on parking rail, 12 in total, 24 cars. Well maintained. Manual control	
	Other				
5.2 Life Safety Systems					
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Edwards 1532 - one zone - bells no strobes. No annunciator at front entrance. Audited yearly by ESD #7, old technology.	15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs - remote heads - integral heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Metal stencil face - red letters - no emergency back up.	
	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	1976	Main distribution 800 amperes, 3 phase, 4 wire. Main breaker 3P-600A. Distribution section has spare capacity. Demand 182 amperes. No surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	All	Adequate number of panelboards. Spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Appears to be adequate number in each area. No complaints.	
5.3.5	Motor controls.	4	1976	Loose magnetics - non combination, no problems.	
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	All	Classrooms - recessed 2x4, 2 lamps, 450/600 lux. Corridors - recessed 2x4, 2 lamps, 200/300 lux. Daycare - recessed 2x4, 2 lamps, 150/250 lux. Computer - recessed 2x4, 2 lamps, 350/450 lux. IMC - recessed 2x4, 2 lamps, 300/350 lux. Gymnasium - strip, 4 lamp with wireguard, 450/500 lux. General Office - recessed 2x4, 4 lamp, 500/600 lux.	Refer to 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Ballasts replaced as they expire. A few fixtures have PCB ballasts.	Refer to 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Lamp reduction in light fixtures. 34 watt lamps. Recommend replace most of all lighting fixtures, utilize energy efficient lamps and ballasts.	137,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Nortel Norstar - 3 lines, new this year.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	PA/Intercom - Petcom - 2 switch banks - return call switches in classrooms. Old technology.	19,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	In conduit - run open in ceiling space. Computer Room - pack poles for interior stations - taped to wall in some locations. Maintenance item.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Storage area in general office. No ventilation/cooling - security OK, size OK.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits provided. UPS on server.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Teletale 2001 - switch in custodian's office. Computer Room - keypad. Intrusion devices monitored by ESD #7.	
5.6.3	Master clock system (if applicable).			N/A	
	Other				
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).			N/A	
5.7.2	Condition of elevators/lifts.			N/A	
5.7.3	Lighting and ventilation of elevators/lifts.			N/A	
	Other				
Overall Elect. Systems Condition & Estim Costs					171,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1956 FREE STANDING PORTABLE CLASSROOM	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Surface concrete pad footing, wood frame skirting, wood timber bearing.	Recommended for disposal.
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	2-ply torch down membrane with one way positive slope to roof drain/splashpad.	Recommended for disposal.
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Painted plywood in poor condition.	Recommended for disposal.
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Wood framed windows complete with expanded metal latch guards. Solid wood doors are in poor condition.	Recommended for disposal.
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Old tiles, old carpet both in very poor condition.	Recommended for disposal.
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Painted plywood in battered and poor condition.	Recommended for disposal.
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	2	Chalk and tack boards in poor condition.	Recommended for disposal.
6.1.8	Heating system.	4	Newer Lennox horizontal discharge furnace hanging within the space. 100,000 BTU/hr - good.	
6.1.9	Ventilation system.	2	Ventilation is supplied by the heating unit above. Damper control components are beyond useful life.	Recommended for disposal.
6.1.10	Electrical, communication and data network systems.	2	Portables - PA/no fire alarm/old style pendant fixtures/surface mounted lighting 450/500 lux.	Recommended for disposal.
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Recommended disposal of portable. Substandard environment for learning. Surplus portables create screened yards where broken liquor bottles are a Monday morning maintenance issue.	5,000.00
6.1.12	Barrier-free access.	2	Free standing with step access is not accessible to disabled.	Recommended for disposal.
	Overall Portable Bldgs Condition & Estim Costs			5,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1967 FREE STANDING PORTABLE CLASSROOM	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Surface concrete pad footing, wood frame skirting is buckled from settlement, wood timber bearing.	Recommended for disposal
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Metal panel roofing sloped from center ridge low slope.	Recommended for disposal
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Painted plywood in poor condition.	Recommended for disposal
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Wood framed windows complete with expanded metal lath guards. Solid wood doors are in poor condition.	Recommended for disposal
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Old tiles, old carpet both in very poor condition.	Recommended for disposal
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Painted plywood in battered and poor condition.	Recommended for disposal
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	2	Chalk and tack boards in poor condition.	Recommended for disposal
6.1.8	Heating system.	3	Lennox furnace - 110,000 BTU/hr. Unit is near end of useful life.	Recommended for disposal
6.1.9	Ventilation system.	3	Ventilation is provided by the heating unit (see above). Outside air is supplied. Rate is not available. Control dampers are near end of useful life.	Recommended for disposal
6.1.10	Electrical, communication and data network systems.	2	PA/no fire alarm/old style pendant fixtures/surface mounted lighting 450/500 lux.	Recommended for disposal
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Recommended for disposal. Substandard environment for learning. Surplus portables create screened yards where broken bottles are a Monday morning maintenance issue.	5,000.00
6.1.12	Barrier-free access.	2	Free standing unit is access by seven (7) riser wood steps. Not accessible for disabled.	Recommended for disposal
	Overall Portable Bldgs Condition & Estim Costs			5,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1978 TWO (2) PODS OF FOUR (4) PORTABLE CLASSROOMS	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood foundation walls set on below frost concrete footing.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Flat roof with heavy glu-laminated timber beams, wood joists and original Built Up Roofing. Roofing is in marginal condition.	126,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Deep fluted prefinished exterior metal paneling has localized damage in several sections. Panels with jagged edges need replacement.	5,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Windows are poor quality aluminum sliders recommended for upgrade.	12,800.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Walls are prefinished vinyl gypsum board and batten. Floors are original carpet and vinyl composite tiles overdue for replacement. Ceilings are suspended T-bar with lay-in acoustic tiles in good condition.	18,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Millwork is painted plywood in acceptable condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Chalkboards are original and recommended for replacement.	4,400.00
6.1.8	Heating system.	3	Flamemaster gas fired furnaces - 135,000 BTU/hr each. Units are nearing the end of their useful life.	6,000.00
6.1.9	Ventilation system.	3	Ventilation is provided by the heating unit (See 6.1.8 above). Outside air is supplied - rate is not available.	Cost included in 6.1.8
6.1.10	Electrical, communication and data network systems.	4	PA/fire alarm/battery packs/exit lighting/surface mounted 2 lamp wraparounds 400 lux.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	Improper hold open devices on one of two pair of fire doors.	Cost included in 2.4.1
6.1.12	Barrier-free access.	4	Link with existing school provides good level, barrier free access.	
	Overall Portable Bldgs Condition & Estim Costs			172,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1992 FREE STANDING PORTABLE CLASSROOM	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood frame pressure treated plywood foundation walls set on concrete footing below frost line.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	2-ply torch down membrane, no signs of roof leaks.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Flush vertical metal interlocking panels in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	5	Doors are hollow metal painted, set in pressed steel frames. Six (6) windows bring in good natural light. Doors and windows are in good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	5	Walls are prefinished vinyl clad gypsum board in good condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	5	Millwork is along windows in addition to upper storage units with build in double row of coat hooks.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	White boards and tack boards are in good condition.	
6.1.8	Heating system.	4	Individual furnace unit is designed for in classroom exposed installation	
6.1.9	Ventilation system.	4	Unit is designed to meet current air change requirements.	
6.1.10	Electrical, communication and data network systems.	4	Systems connected to main school. Lighting 2 lamp, pendant direct/indirect. Panel each classroom.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Complies with Alberta Building Code.	
6.1.12	Barrier-free access.	4	Exterior steps at entry. Barrier free access is not provided.	
	Overall Portable Bldgs Condition & Estim Costs			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	6	Ave 68.9	413.1	5	80.0	400.0	13.1	Surplus 3.3%. There are 11 additional portable classrooms on site, one less than on small scale plans. Additional portable classroom are equals 1057 m2 for total 17 classroom area of 1470.1 m2.
7.2	Science Rooms/Labs	1	69.2	69.2	2	95.0	190.0	-120.8	Deficient 63.6%.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	Ave. 81.3	244.0	1 2	130.0 90.0	310.0	-66.0	Deficient 21.3%
7.4	Gymnasium (incl. gym storage)	1	Gym 367.7 Stor 22.1	389.8	1	Gym 430.0 Stor 43.0	473.0	-83.2	17.6% deficient
7.5	Library/Resource Areas	1	153.7	153.7	1	180.0	180.0	-26.3	14.6% deficient
7.6	Administration/Staff, Physical Education, Storage Areas	N/A		266.4	N/A		371.0	-104.6	Deficient 28.2%
7.7	CTS Areas								
	7.7.1 Business Education	N/A			N/A				
	7.7.2 Home Economics	N/A			N/A				
	7.7.3 Industrial Arts	N/A			N/A				
	7.7.4 Other CTS Programs	N/A			N/A				
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	N/A		725.8	N/A		719.0	6.8	Surplus 1.0%
	Overall Space Adequacy Assessment	N/A		2262.0	N/A		2643.0	-381.0	Deficient 14.4% (Does not include Portable Classrooms)

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

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