School Name: Marion Carson Elementary School
Location: 5225 Varsity Drive N.W., Calgary

Region: South
Jurisdiction: Calgary Board of Education
District No. 19

Grades: ECS to Grade 6

School Code: 241
Facility Code: 1501

Superindendent: Dr. Donna Michaels
Contact Person: Leanne Soligo
Telephone: (403) 214-1123

School Capacity: 600

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	1969	Two	3,837.2	Concrete block walls with brick cladding, open web steel joist roof with steel deck.		
Additions/ Expansions						

Evaluator's Name: Doug Campbell
& Company: Carruthers & Associates Architects Inc.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	3		1966 or Earlier	Freestanding Wood Frame prefinished metal cladding Refer to photos #10, 11, 12 and 13		

List of Reports/ Supplementary Information	Roofing date report, Asbestos Report prepared by Environmental Health Professionals for the Calgary Board of Education

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site area is inadequate. Front lawn use as playground and grass surfaces are worn from heavy use. The site requires a larger playground area.	$91,000
2	**Building Exterior**	Exterior of building is in generally good condition, with only some cracking of the floor beams at the west side.	$5,000
3	**Building Interior**	The interior is in good condition physically. However, the open concept class layout causes disruption of teaching activities. In addition, the layout raises concerns about fire exiting. Further partitioning of these spaces is required.	$180,000
4	**Mechanical Systems**	Existing gas-fired multi-zone units should be replaced, and the air distribution system for the upper level needs adjustment. New control technology shold be installed.	$458,000
5	**Electrical Systems**	Existing main distribution, subdistribution, lighting, and branch circuit wiring require expansion, upgrade, and replacement. Existing fire alarm system is 120 volt and should be replaced immediately as well as emergency lights and exit need upgrading to meet today's code.Existing main distribution requires expansion. New panels, branch circuit wiring, and replacement of lighting are required to provide new life cycle. Life safety system needs replacement and upgrades to meet code.	$299,000
6	**Portable Buildings**	None	$48,000
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 42m2	
	7.2 Science Rooms/Labs	Deficiency: 205.2m2	
	7.3 Ancillary Areas	Deficiency: 122m2	
	7.4 Gymnasium	Deficiency: 13.3m2	
	7.5 Library/Resource Areas	Surplus: 74.1m2	
	7.6 Administration/Staff Areas	Deficiency: 195m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 548.2	
	Overall School Conditions & Estim. Costs		$1,081,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	F. I.	Total site area 34,937.44 m^2 (3,494 hectares) for both Marion Carson and F.E. Osborne Junior High School. This is not an adequate area, especially as playground area is taken up by the three portable classrooms.	
1.1.2	Outdoor athletic areas.	3	Paved basketball surface is in good condition. Baseball backstop supports are deteriorating.	$3,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Creative playground equipment has lead paint.	$5,000
1.1.4	Site landscaping.	3	Primarily grass; some shrubs at north wall. Grass surfaces are worn from heavy use, particularly along routes to the building entries. The small site area places heavy demands on the playground areas.	$8,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter fencing and bicycle racks in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Surface runoff drains into the centre of the playground area, causing ponding in summer and icing in winter.	$3,000
1.1.7	Evidence of sub-soil problems.	5	No problems evident	
1.1.8	Safety and security concerns due to site conditions.	3	Slopes of playground become slick with packed snow and ice in winter. Steps prevent wheelchair access.	$3,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Pedestrian access from parking lot and from Varsity Drive N.W. to both entries. Vehicle access to parking lot from Varsity Drive N.W..	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking access drive is asphalt-paved.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off or street lay-by	
1.2.4	Fire vehicle access.	F. I.	One street. Emergency vehicle access through the west parking lot is restricted by new parking stalls placed in the former drive loop.	
1.2.5	Signage.	3	Main entry requires better sign. Wayfinding sign to Administration Office	$3,000
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).	3	49 stalls total in one lot, including marked handicapped stalls. 36 plug-ins There is not enough parking for both schools.	$60,000
1.3.2	Layout and safety of parking lots.	3	90^{o} parking 2 sides along two access drives. The lot was built with a complete loop drive, but the ends have been used for stalls, leaving two dead-end lanes.	Included in 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt parking lot. Cracks are evident down the centre of the lot. Drainage provided by catch basins.	
1.3.4	Layout and safety of sidewalks.	4	Complete perimeter sidewalks provided - concrete to the north, east and west to the entries, asphalt to the south. Some concrete panels have heaved, causing trip edges.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks generally drain away from the building. Minor subsidence of 150 mm. At the southeast wall causes drainage to the foundation wall..	
1.3.6	Curb cuts and ramps for barrier free access.	3	None There are stairs from the parking lot to the entry.	$6,000
Other				
	Overall Site Conditions & Estimated Costs			$91,000

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		Stair landings show cracks due to stair movement. Exterior of floor beam north of west entry has cracks and spaeed concrete in the lower edge, exposing some reinforcing bar.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Chipping of concrete foundation wall in SW corner.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof has noticeable deflection underfoot, but appears sound.	
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).	4		Roof was installed 1985 - appears in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No problems evident.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Access hatch skylight appears in good condition.	
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).	4		Generally good condition.	
		3		Sawcuts in concrete foundation wall from new window installation have not been filled. Exposed concrete floor slab on the west side is chipped	$5,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Good 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		Good condition.	
2.3.4	Interface of roof drainage and ground drainage systems.	5		Good - interior roof drains from flat roof.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Good condition.	
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).	4		Steel doors in steel frames - good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Original - good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Original - good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Original - double sealed units in aluminum frames - good condition. Lower panels of window units are transite board containing asbestos.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Original - good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems evident.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$5,000

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		Good condition	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Some cracking of floors in stairwell due to stair movement. Refer to Photo #9	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4		Typical vinyl tiles - good condition. Gymnasium floor has water stains at SE exit because of failed door seals. Refer to Photo #6	
3.2.2	Wall materials and finishes.	3		Typical painted concrete block interior walls. Walls need sound-dampening material due to open class layout. Some new interior walls of steel stud and GWB.	$100,000
3.2.3	Ceiling materials and finishes.	4		Typical suspended acoustic tile system. Tiles contain asbestos. Gymnasium ceiling has water stains.	

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.	4		Typical wood solid core, including stairwell vestibule doors. Hardware is original - good condition, but handles are round - no lever handles for handicapped access.	
3.2.5	Millwork	4		Millwork is original - wood cabinets with p-lam or marmoleum countertops. Generally good condition, but inadequate for storage needs.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym has retractable basketball hoops	
3.2.8	Washroom materials and finishes.	4		Epoxy-composite floor formed to slope to drains. Painted concrete block walls. Generally good condition.	
Other					

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.			Non- combustible construction Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		As shown on attached plan. Vestibules have wood doors - max. 20-minute rating.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Corridors typically concrete block. Exits wood doors in steel frames.	
3.3.4	Exiting distances and access to exits.	F. I.		Study required. Open floor plan appears to include too much area for exits provided.	
3.3.5	Barrier-free access.	3		Stairs to and within building make virtually the entire building inaccessible to wheelchairs. An elevator is needed. Washrooms have no accessible stalls. No lever door handles.	$60,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F. I.		September, 1997 asbestos report prepared by Calgary Board of Education Maintenance Department.See 3.3.2 Asbestos present in flooring tiles, acoustic ceiling tiles and transite board in exterior spandrel panels.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F. I.		Open class concept causes serious disruption to educational activities. Classes are taught separately, but despite obvious efforts to be quiet, noise travels throughout the open area. Some interior walls have been installed, but much of the area remains open.	
		3		Mercury vapour lights in the ECS room and gymnasium are harsh and have poor colour rendering. These are inappropriate for an educational setting. Further, the ECS room (which was not designed as a classroom but as an "auxiliary room") needs windows.	$20,000
Other					
	Overall Bldg Interior Condition & Estim Costs				$180,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drainage consists of grading to catch basins and swalls to tie to street services.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.			Not applicable.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Street hydrant is located in front of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and valve system in cabinets tied to building service.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			Not applicable.	
Other					
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	All Sections	100 mm service from street service with 50 mm meter to service domestic.	
4.3.2	Water treatment system(s).			Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow protection on main service and 40 mm hose system required	$10,000
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate, require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater gas fired with separate storage tank installed. Input capacity of heater 216,000 BTUH.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Municipal storm and sanitary.	
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).	2		Heating system is all air gas fired indoor multi-zone units total of four. gym has a separate single zone unit. Units are beyond their life span, are prone to problems, specifically heat exchanger failure. Parts are difficult to obtain. Each multi-zone unit is also complete with cooling. Due to on going distribution problem with air a different style of system should be considered.	$275,000
4.4.2	Heating controls (including use of current energy management technology.	3		Controls consist of mixed air controls and room thermostats controlling zone dampers.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is adequate. Chimneys are metal and showing some corrosion above roof.	
4.4.4	Treatment of water used in heating systems.	N/A		Not applicable.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		Not applicable.	
4.4.6	Heating air filtration systems and filters.	4		Units complete with fiberglass filters.	
4.4.7	Heating humidification systems and components.	3		Humidification provided by electrical canister style units - Nortec Model ES300 one for each multi zone unit.	See 4.5.9
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).	3		Ductwork distribution is poor specifically on upper floor where floor grilles are used.	See 4.5.3
4.4.9	Heating piping, valve and/or duct insulation.	N/A		Not applicable.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Comfort is poor on upper level due to the use of floor grilles which cause drafts and poor distribution. Distribution on upper floor should be redone.	$60,000
4.4.13	Zone/unit heaters and controls.	N/A		Not applicable.	
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.	2		Building has four multi-zone gas fired units serving half of each level. Units are old, inefficient and difficult to repair.	See 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Units are capable of providing proper outside air, however, minimum quantities are not being obtained at cold design condition as damper closes to outside air. No minimum.	See 4.4.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Distribution to specific areas are adequate and air quantities would be acceptable, probably within 6 to 8 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems are adequate.	
4.5.5	Separation of out flow from air intakes.	2		Poor location of main roof intake to flues and building general exhaust.	$10,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		Not applicable.	
Other					
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).	4		System controls are basically electric to operate air handling zoning and mixing.	See 4.7.1
4.5.8	Air filtration systems and filters.	4		Acceptable with 50 mm fiberglass.	
4.5.9	Humidification system and components.	3		Humidification is acceptable, however not energy efficient because they are electrically based and getting old.	$15,000
4.5.10	Heat exchangers.	3		Gas fired heat exchangers are old and subject to failure.	See 4.4.1
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		All ductwork and associated components are in good shape.	
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).	3		Four multi-zone units currently have cooling with remote compressor/condenser units. Units are old and replacement of compressors are on going. Gym is not cooled.	$88,000
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		See 4.5.7 & 4.7.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).			Not applicable.	
Other				Not applicable.	
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		The school does not utilize current control technology. As systems should be retrofitted and replaced, new control systems should be incorporated at that time.	
	Overall Mech Systems Condition & Estim. Costs	3		Systems are old and new upgrade to current standards and technology.	$458,000
				Evaluator: Dale Way, Hemisphere Engineering	

Section 5	Electrical Systems	Rating	Bldg. Section	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**		Main Service 1000 amps, 3 phase, 4 watt fed underground central distribution panel 95% full, additional section required.	$8,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	**2**		Presently very minimal lighting and one pole fixture in parking lot. Several wall packs and two additional pole lights required.	$7,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	**4**		Meeting needs and good condition.	
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).	**1**		Existing system is a three wire 120 volt which does not meet present code. Install new system to meet 1997 code.	$49,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	**2**		Existing system is base building, does not meet code, and at end of life cycle. Replace with new to meet code and new life cycle.	$18,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	**2**		Exit lights base building do not meet code. Supply new to meet code and connect onto emergency power.	$8,000
Other					
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	**3**		None exist and should be added.	$1,500
5.3.2	Panels and wireways capacity and condition.	**3**		Existing panels are base building, in good condition with some space for additional circuits. Supply and install new panels to meet computer and convenience outlet requirements with space for future needs.	$10,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**N/A**			
5.3.4	General wiring devices and methods.	**3**		Existing installation in good condition. Several new outlets are required to meet classroom and corridor needs.	$9,000
5.3.5	Motor controls.	**3**		Existing starters are generally at the end of their life and not centralized onto MCC. Replace all starters with new and group onto MCC where practical.	$15,000
Other		**3**		Provide additional distribution, control, wiring to meet mechanical upgrades.	$15,000

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).	**2**		Existing lighting consists of surface mounted fluorescent fixtures c/w T-12 lamps and core and coil ballasts. Light levels from 30 - 60 FC. Classrooms, lighting in gymn, stairways, and parts of library are done with HID mercury vapour. Lighting levels in gym range from 12 - 25 foot candles. All fixtures are near end of their life cycle. Ballasts are failing, replacement of lens ongoing and lighting levels are low and uneven. Replace with new recessed, framed FL. c/w T-8 lamps and electronic ballasts, gym fixture to be replaced with new metal halide.	$110,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	**2**		Existing ballasts are at end of life cycle and may contain PCB's.	$5,000
5.4.3	Implementation of energy efficiency measures and recommendations.	**3**		None in place presently. Recommendation is to replace lighting and install LED exit signs.	Cost identified under 5.4.1
Other					
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	**4**			
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	**3**		Provide additional paging speakers and upgrade amplifier.	$4,000
5.5.3	Network cabling (if available, should be category 5 or better).	**4**			
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	**4**			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	**3**		Existing wiring closet does not meet Calgary Board of Education or BICSI standards. Relocate wiring and equipment to new location to meet standards.	$10,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	**3**		Existing system does not provide required dedicated circuits for existing and future needs. Provide new wiring and outlets for existing and new computer equipment.	$15,000
Other		**3**		Presently there is no local area network installed throughout the school. Provide 2 - 4 cable drops in all classrooms and designated teaching areas.	$14,000

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**			
5.6.3	Master clock system (if applicable).	**4**			
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.	**N/A**			
Other					
	Overall Elect. Systems Condition & Estim Costs			Some systems need to be upgraded to meet code and others need replacement to allow for new life cycle.	$299,000
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

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).	4	Foundations are timber set on grade. Building skirts hide foundations, so no visual inspections were possible floors have some soft areas, indicating deterioration of sub-floors.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).		Visual inspections not done.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood and prefinished metal exteriors in generally good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Single-pane windows in aluminum frames. Generally good condition, but insulation value is poor.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Wall surfaces are plywood panelling or GWB. All are worn. Carpets are worn and frayed.	$15,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Cabinetwork is insufficient for proper classroom use.	$18,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.	3	Stairs up to portable classes prevent wheelchair access.	$15,000
	Overall Portable Bldgs Condition & Estim Costs			$48,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	82.5	1402	17	80	1360	42	
7.2	Science Rooms/Labs	1	79.8	79.8	3	95	285	-205.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		278	1,3	130,90	400	-122	
7.4	Gymnasium (incl. gym storage)	1		459.7	1		473	-13.3	
7.5	Library/Resource Areas	1		328.1	1		254	74.1	
7.6	Administration/Staff, Physical Education, Storage Areas			316.4			511.4	-195	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			634.8			1183	-548.2	
	Overall Space Adequacy Assessment			3498.8			4466.4	-967.6	Net Capacity=585, Design Instructional Area=2412. Reported Area=4087

Evaluation Component/ Sub-Component	Additional Notes and Comments