	School Name:	Mary Butterworth Jr High School				School Code:	**7572**
	Location:	16315 - 109 Street, EDMONTON, AB				Facility Code:	**1263**
	Region:	NORTH				Superintendent:	Dr. Emery Dosdall
	Jurisdiction:	Edmonton School District No. 7				Contact Person:	Bob Clark
						Telephone:	(780) 429-8511
	Grades:	VII - IX				School Capacity:	**640**

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	1991	ONE	4765.00	Masonry bearing walls, slab on grade, steel frame roof structure with metal deck, tiled or built-up roofing, brick veneer with stucco fascia and soffits.	H.W. heating system, central air handling systems, local exhaust fans, DDC with pneumatic actuators.	
Additions/ Expansions	N/A					

						Evaluator's Name:	Roger & Jack Field
						& Company:	Field, Field & Field - Architecture - Engineering Ltd.

Upgrading/ Modernization (identify whether minor or major)		N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1992, 1992	ONE	395.00, 425.50	Wood frame, concrete piles, crawl space, brick veneer, stucco facia/soffits and built-up & tiled roof.	Connected to central H.W. heating and air handling systems, DDC.	
List of Reports/ Supplementary Information		None Available					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Overall site size is good with ample playing fields. Site drainage east of the school is poor with ground sloping into the school. Parking, emergency vehicle and service vehicle have only one entry with no turn around area. This is a hazard because service vehicle have to back out. Asphalt surface needs to be re-done. Parking for public events is limited and additional parking should be provided.	$ 105,250.00
2	**Building Exterior**	Building structure in very good condition with only problems associated with skylights. Skylights leak and there is a problem with purlins holding up the skylights. Suggest skylights be checked for proper manufacturer installation and structural stability. Some minor cracking of block walls due to stress from building expansion and contraction. Exit doors have dead bolts and no panics. These doors to be repaired as they do not meet code.	$ 55,350.00
3	**Building Interior**	Interior finish is in good condition with minor patching, repair and make good of walls, ceilings and floors. Folding wall is in poor condition and off track. Door requires repair to correct these problems. Interior doors were not finished properly and require re-finishing. Barrier free access into the school is not provided. Science prep room requires a hazard waste storage.	$ 47,930.00
4	**Mechanical Systems**	Systems are generally in excellent to good condition.	$ -
5	**Electrical Systems**	Systems are generally in excellent to good condition.	$ 145,000.00
6	**Portable Buildings**	Door handles not levered. Exit doors are not handicap accessible.	$ 7,500.00
7	**Space Adequacy:**		
	7.1 Classrooms	Adequate Number of classrooms for rated capacity	
	7.2 Science Rooms/Labs	Inadequate area for rated capacity	
	7.3 Ancillary Areas	Inadequate area for rated capacity	
	7.4 Gymnasium	Inadequate area for rated capacity	
	7.5 Library/Resource Areas	Inadequate area for rated capacity	
	7.6 Administration/Staff Areas	Inadequate area for rated capacity	
	7.7 CTS Areas	Inadequate area for rated capacity	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Inadequate area for rated capacity (Overall 1004.41m² deficiency in area)	
	Overall School Conditions & Estim. Costs	School in good condition with skylights, exit door and barrier free access required to be upgraded. School instructional area is too small for size of school.	$ 361,030.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Satisfactory	
1.1.2	Outdoor athletic areas.	4	Satisfactory	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Satisfactory. City of Edmonton maintains playground equipment.	
1.1.4	Site landscaping.	3	Satisfactory	$ 15,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Satisfactory	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Water ponds at east side of building. Ground slopes toward perimeter of school and portables.	$ 15,000.00
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	3	Obscure alcoves promote high vandalism. Build high fence to secure these areas.	$ 10,000.00
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).	3	Only one vehicular off-site access for parking, delivery and garbage pick-up.	$ 30,000.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt in poor condition in some areas. Some drainage problems.	$ 22,500.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site	
1.2.4	Fire vehicle access.	4	Satisfactory	
1.2.5	Signage.	4	Satisfactory	
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).	4	Enough stalls for staff and visitors. Parking for disabled. Not enough stalls for public events.	
1.3.2	Layout and safety of parking lots.	3	Only one-way access.	Refer to 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surfacing has some low spots.	Refer to 1.2.2
1.3.4	Layout and safety of sidewalks.	4	Garbage truck has to travel through parking lot.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks slope into school causing water to pool at entries and flow under school structure.	$ 12,750.00
1.3.6	Curb cuts and ramps for barrier free access.	4		
Other				
	Overall Site Conditions & Estimated Costs		Site grading, security, concrete sidewalks and apshalt surface rquire replacement or re-surfacing.	$ 105,250.00

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	1991	Satisfactory	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1991	Satisfactory	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1991	Satisfactory	
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***		**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	1991	Satisfactory	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splash pads).	4	1991	Satisfactory	
2.2.3	Control of ice and snow falling from roof.	2	1991	Problem associated with skylights freezing up at main entrance. Ice falling from roof.	$ 47,500.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	FI	1991	Structural integrity of skylights at entrance ways should be reviewed. Skylights leak.	
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, efflorescence, water stains).	4	1991	Satisfactory	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1991	Satisfactory	
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	1991	Satisfactory	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1991	Satisfactory	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1991	Satisfactory; however minor cracks in masonry walls which require reponting and painting.	
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	1991	Satisfactory	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1991	Satisfactory	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1991	Some exit doors have deadbolts and should have panic hardware installed.	$ 7,850.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1991	Satisfactory	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1991	Satisfactory	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1991	Satisfactory	
Other					
	Overall Bldg Exterior Condition & Estim Costs			Skylights and exit doors require repair to prolong life and meet code.	$ 55,350.00

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	1991	Satisfactory	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1991	Satisfactory	
Other	Folding Walls	2	1991	Folding walls are off of track do nor seal & are dangerous.	$ 15,750.00
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1991	Satisfactory	
3.2.2	Wall materials and finishes.	4	1991	Satisfactory however; patch, repair and make good.	
3.2.3	Ceiling materials and finishes.	4	1991	Satisfactory	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	1991	Interior wood doors were not finished properly and should be refinished.	$ 13,750.00
3.2.5	Millwork	4	1991	Satisfactory	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1991	Satisfactory	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1991	Satisfactory	
3.2.8	Washroom materials and finishes.	4	1991	Satisfactory	
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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1991	Satisfactory, sprinklered non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1991	Satisfactory, school is divided into zones.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1991	Satisfactory	
3.3.4	Exiting distances and access to exits.	4	1991	Satisfactory	
3.3.5	Barrier-free access.	3	1991	Access is not barrier-free.	$ 12,680.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1991	No approved chemical storage.	$ 5,750.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1991	Satisfactory	
Other					
	Overall Bldg Interior Condition & Estim Costs				$ 47,930.00

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).	4	91	Catch basins and storm sewer piping is in good condition.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	91	Exterior non-freeze hydrants are adequate (no irrigation system).	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	N/A	91	Municipal hydrants are accessible.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	91	Building is sprinklered complete with exterior fire dept. connection, water gong, pressure (jockey) pump and trim.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	91	Fire extinguishers are located throughout the school and are accessible, complete with updated certification tags.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	91	150 mm cast iron municipal water service, 80 mm domestic cold water line, 25 mm water meter (press. 500 Pa est), copper pipe distribution is in good condition.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	91	Boiler water system circ. Pumps, glycol heating circ. pumps, valves and reduced pressure backflow preventors are in good condition.	
4.3.4	Piping and fittings.	4	91	Piping systems are in good condition, no signs of corrosion.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	91	Fixtures and associated trim are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	91	Domestic H.W. heaters (2) and recirc. pump are in good condition, no signs of corrosion.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	91	Municipal sanitary and storm sewer drainage systems, no drainage problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	4	91	Forced draft, natural gas fired H.W. heating boilers (2), total capacity 1640 kW are about 53% utilized, no signs of corrosion except tops of boiler casings require painting.	
4.4.2	Heating controls (including use of current energy management technology.	4	91	Pneumatic actuators and building energy management (DDC) system used throughout.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	91	Combustion and relief air complete with unit heater is adequate, class "A" and "B" chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	4	91	Water treatment program is good, systems include chemical pot feeders, side stream cartridge filters and is tested regularly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	91	Low water cut-offs, flow switches and pressure relief valves are operational and in good condition. Boiler failure alarms are monitored through the DDC system.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	91	H.W.H. piping reheat coils, terminal heating units, perimeter wall radiation and radiant ceiling panels are in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	91	Ductwork, piping and breeching insulation are in good condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4	91	Constant volume air control boxes, some with reheat coils.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	91	Heating distribution is good and provides most occupant's comfort conditions. Some hot and cold spots (seasonal) were noted that are likely due to balancing requirements.	
4.4.13	Zone/unit heaters and controls.	4	91	Entry force flow cabinet unit heaters, gymnasium and mechanical room unit heaters with line voltage controls.	
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.	4	91	Mezzanine AHU1: S/A - 23, 600 l/s (50,000 CFM), 50 h.p. R/A - 18,880 l/s (40,000 CFM) est. complete with VAV inlet vane controls.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	91	7.1 l/s (15 CFM) per occupant at full occupancy and minimum fresh air mode (20% outside air with heat reclaim) minimum condition.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	91	Overhead supply and return ductwork distribution, air changes per hour: 1.1 minimum and 5.8 maximum.	
4.5.4	Exhaust systems capacity and condition.	4	91	Exhaust fans EF1 to EF15 are in good condition, no complaints noted.	
4.5.5	Separation of out flow from air intakes.	4	91	Fresh air intake is adequately separated from exhaust air and vent outlets.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	91	Welding, kiln, home economics and prep room exhaust systems are in good condition, no complaints noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	91	DDC system with pneumatic actuators, constant volume boxes and reheat control, no complaints noted. Some hot and cold spots (seasonal) were noted that are likely due to balancing requirements.	
4.5.8	Air filtration systems and filters.	4	91	50 mm (30-35% eff) air filter sections, clean and in good condition.	
4.5.9	Humidification system and components.	4	91	Wet cell type with AHU1 controlled through DDC system complete with sump drain.	
4.5.10	Heat exchangers.	4	91	Fresh/exhaust air glycol run-around loop. Glycol flat plate heat exchanger for AHU1 heating coil.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	91	Central distribution ductwork installed within ceiling spaces, fire dampers, volume dampers, grilles and registers are in good condition.	
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			
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	91	Building energy management (DDC) system used throughout building with pneumatic actuators.	
	Overall Mech Systems Condition & Estim. Costs				$ -

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	91	120/208V/3phase/4W fused (Class L) 1200 amp, underground feeders from pad mount transformer, 1200 amp bussing. Present peak demand - 156 kW. Accessibility is good, utilization is about 48%.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	91	Exterior areas are adequately lighted with HID fixtures except for "pods" exits (three locations) require additional lighting for security.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	91	Car plug pedestals complete with timer controls are adequate.	
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).	4	91	Fire alarm panel, single stage with sealed batteries, charger and remote annunciator panel. Devices include manual pulls, thermal, smoke, duct smoke, bells and EOL's. System is being tested annually without incidence of failure.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	91	Self contained battery operated emergency lighting units.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	91	LED type lamps.	
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	91	M.D.C. surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	91	Panel boards have about 20% spare capacity, raceway (EMT conduit) are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	91	Copper conductors in EMT conduits, commercial grade devices are in good condition. Number of outlets are adequate, no complaints noted.	
5.3.5	Motor controls.	4	91	MCC in mezzanine mechanical room and motor starters for boiler water system pumps and central air handling unit are in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	91	Generally fluorescent lighting (T12 lamps and magnetic ballasts) throughout with local and low voltage switching. HID metal halide fixtures are utilized throughout gathering areas and gymnasium with low voltage switching. Some work stations (office areas) have fluorescent task lighting. Lighting levels generally meet recommended guidelines (refer to attached readings) except for the gymnasium which is marginal and should be reviewed.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	91	No PCB's identified.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	91	Upgrade all fluorescent light fixtures to T8 lamps and electronic ballasts throughout building.	$ 145,000.00
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	91	Underground conduit service entrance and 25 pair (est.) telephone cable.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	91	CATV cable outlets available throughout school. Intercom, public address and time scheduling system is functional and in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	91	CAT 5 cabling is installed throughout the school and terminates at dedicated patch panel closets.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	91	Generally installed within ceiling space (FT4 plenum rated) open air and with conduit raceway, drops down to data outlet boxes in EMT conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	91	Dedicated patch panel closets located throughout the school and telephone terminal board located within service room , adequate space and ventilation is provided.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	91	Installation is satisfactory.	
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	91	Security system installed throughout the building complete with PIR sensors, keypad and dial-out. One additional keypad location is required.	
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				$ 145,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Ground around portables has settled and should be regraded to provide proper drainage. Connection between portables and school not properly sealed. There is evidence of water leakage.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Satisfactory	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Satisfactory	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Satisfactory however; window seals should be reinstalled to provide proper seal.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Satisfactory	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Satisfactory	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Satisfactory	
6.1.8	Heating system.	4	Integrated into central heating plant, perimeter basebaord radiation and DDC controls	
6.1.9	Ventilation system.	4	Integrated into central air handling system.	
6.1.10	Electrical, communication and data network systems.	4	Fluorescent light fixtures (T12 and magnetic ballasts), lighting levels are good with local switching.	Refer to 5.4.3
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	CAT 5 data/networking, telecom and power outlets are all satisfactory.	
6.1.12	Barrier-free access.	3	Door handles not levered. Exit doors not handicapped accessible.	$ 7,500.00
	Overall Portable Bldgs Condition & Estim Costs			$ 7,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms (Portables)	8	80.00	640.00	0	70	0.00	640.00	
7.1	Classrooms	10	80.76	807.60	13	80	1040.00	-232.40	Adequate classroms for rated capacity
7.2	Science Rooms/Labs	2	110.70	221.40	3	120.0	360.00	-138.60	Inadequate area for rated capacity
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	118.53	474.10	5	106.00	530.00	-55.90	Inadequate area for rated capacity
7.4	Gymnasium (incl. gym storage)			625.00			897.00	-272.00	Inadequate area for rated capacity
7.5	Library/Resource Areas			291.30			284.00	7.30	
7.6	Administration/Staff, Physical Education, Storage Areas			445.80			669.84	-224.04	Inadequate area for rated capacity
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230.00	-230.00	Inadequate area for rated capacity
	7.7.2 Home Economics	1	127.6	127.60	1		160.00	-32.40	Inadequate area for rated capacity
	7.7.3 Ind Ed	1	130.6	205.60	1		280.00	-74.40	Inadequate area for rated capacity
	7.7.4 Other CTS Programs						300.00	-300.00	Inadequate area for rated capacity
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1746.60			1838.57	-91.97	Inadequate area for rated capacity
	Overall Space Adequacy Assessment	26		5585.00	25		6589.41	-1004.41	Inadequate area for rated capacity
				5585.00			6589.41		

Evaluation Component/ Sub-Component	Additional Notes and Comments
GENERAL NOTES	Playing fields east side - low area - fills with water and ponding occurs.
	Area large enough.
	Parking - one way in and one way out - hazard. Garbage pick up - back up. Trucks causing ruts. Staff/electrical/visitor. No parking for
	Parking not draining to catch basin.
	Delivery to school has to be at front door.
	Security door control to far from front door.
	Drainage around school.
	Water runs off main doors and pools are doors.
	Drainage off pads off entries sloped into building.
	Skylight entries are leaking and principal indicates structural problems.
	One door for wheel chair access.
	Exterior walls are cracking - blocks northwest.
	Slab on grade.
	8 portables added to school.
	Temperature - some areas are cold - air/ventilation has good air flow.
Tech Lab #120	Doors require panic - remove dead bolt.
Classroom #17	Door needs refinishing.
Classroom #17, #18, #19, #20, #21	Gyproc walls need repainting.
Art #128, Drama #127, Music #12`	Either remove dead bolt and exit or install panic.
Music #12	Sills under windows delaminating caused by heat and moisture.
Library	Ramp is not to code. No exit sign on doors but pull station.
Science Prep #137A	No proper chemical storage.
MECHANICAL GENERAL DESCRIPTION	1. H.W. heting system consists of two boilers, primary and secondary circ. Pumps, glycol heat exchangers, perimeter wall fin radiation, entry force flow cabinet heaters and unit heaters.
	2. One central air handling unit c/w economizer, heat reclaim, wet cell humidification, H.W. (glycol) coil, supply and return blower sections.
	3. Local exhaust fans for change rooms, washrooms, kitchen and lab areas.
	4. DDC with pneumatic actuators thorughout the building.
MECHANICAL EQUIPMENT LIST	1. Boilers #1 and #2 (1991) - Cleaver Brooks Model No. FLX 700 350 160 HW, 821 kW. Each with forced draft burner, Webster Model No.
	2. Primary Circ Pumps #1 and #2 (1991) - Grundfos Model No. 2.5 LM 8/80, 8.9 l/s, 3.73 kW

Evaluation Component/ Sub-Component	Additional Notes and Comments
	3. Glycol Circ Pumps #3 and #4 (1991) - Grundfos Model No. 3.0 LM 6/6.3, 13.5 l/s, 2.24 kW
	4. Glycol Circ Pump #5 (1991) - Grundfos Model No. 3.0 LM 8/7.4, 12.6 l/s, 3.73 kW
	5. Central Air Handling Unit (1991) - Haakon Model No. 800, S/A Fan Trane Model AFDW, 23600 l/s, 37.3 kW, R/A 21700 l/s
	6. Force Flow Unit Heaters #1, #3, #4, #5 and #6 - Trane Model No. J46A06, 283 l/s, 12.8 kW
	7. Force Flow Unit Heater #2 - Trane Model No. C34A06, 283 l/s, 12.8 kW
	8. Unit Heaters #1, #2 and #3 - Trane Model No. P122, 845 l/s, 24.5 kW
	9. Exhaust Fan #1 - DUA-12, 765 l/s, .373 kW
	10. Exhaust Fan #2 - DUA-7, 300 l/s, .187 kW
	11. Exhaust Fan #3 - DUA-7, 222 l/s, .187 kW
	12. Exhaust Fan #4 - Z-10, 137 l/s, .127 kW
	13. Exhaust Fan #6 - DUA-9, 363 l/s, .187 kW
	14. Exhaust Fan #8 - Z-10, 127 l/s, .127 kW
	15. Exhaust Fan #9 - Z-8, 80 l/s, .104 kW
	16. Exhaust Fan #10 - DUA-7, 236 l/s, .187 kW
	17. Exhaust Fan #11 - DUA-7, 245 l/s, .187 kW
	18. Exhaust Fan #12 - DUA-7, 170 l/s, .187 kW
	19. Exhaust Fan #13 - DUA-9, 472 l/s, .187 kW
	20. Exhaust Fan #14 - DUA-10, 500 l/s, .56 kW
	21. Exhaust Fan #15 - DUA-7, 236 l/s, .187 kW
	22. Exhaust Fan #FT-1, 4 - DUA-7, 378 l/s, .187 kW
	23. Exhaust Fan #FT-2, 3 - DUA-7, 283 l/s, .187 kW
	24. Air Compressor - Devilbiss Model No. UDL-5545A, .746 kW
	25. DDC - Powers System 600
	26. Fire Sprinkler System - Globe
MECHANICAL RECOMMENDATIONS	
4.4.12 / 4.5.7	A mechanical systems balancing review should be completed.
ELECTRICAL GENERAL DESCRIPTION	1. M.D.C. - 120/208V/3phase/4W/60, 1200 amp underground service.
	2. Generally interior lighting fluorescent fixtures complete with T12/F40 lamps and magnetic ballasts with low voltage switching. HID metal halide fixtures utilized in gym and gathering areas.
	3. Exterior lighting - HID fixtures mounted on building and light standards in parking lot.
	4. Exit lights - LED displays.
	5. Emergency lighting - self contained battery operated units throughout school.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	6. Fire alarm system throughout school.
	7. Data - CAT 5, telecom, intercom, CATV and security systems throughout the building.
ELECTRICAL EQUIPMENT LIST	1. MDC and Panelboards - FPE
	2. FACP - Eerberus
	3. Security - NAPCO
	4. Telecom/Sound - NEC
	5. MCC - Moeller
ELECTRICAL LIGHTING LEVELS (LUX)	1. Principal's Office - 400 - 500
	2. General Office - 400 - 500
	3. Staff Room - 500 - 600
	4. Staff Work Room 800 - 1000
	5. Corridors - 250 - 300
	6. Main Entry Lobby - 500
	7. Mechanical Room - 250 - 300
	8. Gymnasium - 200 - 275
	9. Library - 600 - 700
	10. Classroom #1 - 500 - 600
	11. Classroom #8 - 600 - 700
	12. Classroom #10 - 650 - 750
	13. Classroom #12 - 450 - 500
	14. Classroom #16 - 500 -550
	15. Classroom #17 - 700 - 750
	16. Classroom #19 - 500 - 600
	17. Classroom #21 - 600 - 700
ELECTRICAL RECOMMENDATIONS	
5.1.2	Install additional exterior security lighting at "pod" exits (3 locations).
5.4.1	Review lighting levels within gymnasium area.
5.4.3	Upgrade all fluorescent light fixtures (T8 lamps electronic ballasts).
5.6.2	Provide one additional security system keypad.

EXECUTIVE SUMMARY		
	In November 1999 Alberta Infrastructure engaged to evaluate the conditions of several schools by using a facilities condition form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage.	
	The school was constructed in 1991and portables added in 1992. The Interior finishes and services are in very good shape with only minor maintenance of wall, ceiling and floor finishes. Wood doors are in poor condition and require refinishing.	
	The school was evaluated on March 10, 2000.	
	On-site evaluation revealed that the facility is in excellent condition with main areas of concern being the skylights and exterior exit doors out of classrooms.	
	This evaluation deals only with identifying repair and replacement of worn elements and remaining distribution of mechanical and electrical systems. Functional issues have not been addressed	
	The school is constructed of concrete foundations, slab on grade floor, masonry bearing walls, steel frame roof structure with metal deck, tiled or built-up roofing, brick veneer, stucco facia & soffits. It is divide into two fire zones.	
	Mechanical systems are generally in excellent to good condition. However, a systems balancing review should be completed.	
	Electrical systems are generally in excellent to good condition. However, upgrading of fluorescent lighting to more efficient lamps and ballast should be reviewed.	

Summary of Observations and recommendations:		
	School is in good condition with minor repairing and code violations requiring upgrade.	
	Evaluation ratings of 3 or less	
1	Site related work	$ 105,250.00
2	Building Exterior	$ 55,350.00
3	Building interior	$ 47,930.00
4	Mechanical	$ -
5	Electrical	$ 145,000.00
6	Portables	$ 7,500.00
Total Estimated Cost		$ 361,030.00
7	Space adequacy assessment	
	The existing area according to the School Buildings area Guidelines and Supplement - Maximum Gross Area of School Building Projects, is deficient	
	Existing Total area(m^2)	5,585.00
	Projected Required area (m^2)	6,589.41
	Deficient (m^2)	-1,004.41

Further Investigation		
	Investigation of the skylights for proper support.	
School Data Plan Information		
	The plan information for this building is not up to date and does not indicate changes or the addition of portable pods. It is recommended that the building plans and corresponding areas be updated.	

1	**PICTURE OF EXTERIOR OF BUILDING**	
2	**PICTURE OF SKYLIGHTS**	

3	**PICTURE OF GYMNASIUM**	
4	**PICTURE OF LIBRARY**	

5	**PICTURE OF HALLWAY**	
6	**ADDITIONAL PICTURES INCLUDED IN ENVELOPE**	