	School Name:	James Short Memorial Elementary				School Code:	9364
	Location:	6333 - 5 Ave. SE				Facility Code:	1570
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-3				School Capacity:	625

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	1970	1	83.50	Wood frame, flat SBS roof and metal cladding	Downdraft gas fired furnace	Portables
Additions/ Expansions	1972	1	3548.30	Concrete block,wood frame post and glulam beam, flat SBS,wood frame roof, brick exterior with curtain wall infills.	Hot water heating with central ventilation.	
	1975	1	400.00	Wood frame, flat SBS roof and metal cladding	Downdraft gas fired furnace	Portables leased to Family Connections Society
	Total		4031.80			

						Evaluator's Name:	Bob Passmore, M.A.A.A.
						& Company:	Building Science Specialists Ltd.

Upgrading/ Modernization (identify whether minor or major)				N/A		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				See above	Only five attached to building at present time.	
List of Reports/ Supplementary Information	CBE Facility Asbestos Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- resurface asphalt play areas and parking lot		$21,000
2	**Building Exterior**	- Cash allowance for repair to architectural finishes for replaement of boilers - repaint exteriro doors - replace curtain wall sections at windows.		$94,300
3	**Building Interior**	- refinsih gymnasium floor - Replace toilet partitions - make repairs to boiler room fire separations.		$44,800
4	**Mechanical Systems**	- Provide catch basin in gravel parking lot - provide fire extinguisher to science room - provide new hot water heater and pump - provide two new boilers - provide new pneumatic control compressor - install relief ventilation air - air balancing required - ventilation unit components require repairs or replacement - reheat coils require upgrading - replace exhaust fans - greater separation required between exhaust and supply air - replace condensing unit		$107,000
5	**Electrical Systems**	- install additional exterior lighting - install new fire alarm system - install new battery packs and additional heads - provide new exit lights and connect to emergency power - provide two new panelboards - upgrade lights throughout to T-8's		$122,000
6	**Portable Buildings**	- no upgrading planned.		$13,000
7	**Space Adequacy:**			
	7.1 Classrooms	- Slightly excessive	161.9	
	7.2 Science Rooms/Labs	- Deficient	-285	
	7.3 Ancillary Areas		-240.3	
	7.4 Gymnasium	- Deficient	-172.8	
	7.5 Library/Resource Areas	- Deficient	-46.4	
	7.6 Administration/Staff Areas	- Deficient	-310.2	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Deficient	-314.4	

	Evaluation Components	Summary Assessment		Estim. Cost
	Overall School Conditions & Estim.		-1207.2	$402,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	2.8 hectares	
1.1.2	Outdoor athletic areas.	4	One ball diamond to southwest, shared playing fields with another school	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Newer creative play area to south of school, completed in 1998. Asphalted play areas to esast and west need to be resurfaced.	$8,000
1.1.4	Site landscaping.	4	Mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence to north and east against public walks. Playing field to west fenced from lane. Site open to playing fields to south.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems noted	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
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).	N/A	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Teacher/visitor parking to north is paved. Requires resurfacing..	$5,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City streets	
1.2.4	Fire vehicle access.	4	City streets on three sides, fire access to west along playing fields.	
1.2.5	Signage.	4	Wall mounted sign on north elevation at parking lot entry.	
Other				
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	26 stalls, no designated handicapped stall or handicapped access to school from parking lot. Provide handicapped stall & access.	$8,000
1.3.2	Layout and safety of parking lots.	4	Fenced from play area. Gravel lot is next to sidewalk from NW corner entry	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt area I sloped to an area drain. Some cracking of asphalt noted.. Graveled lot drains to north sidewalk and roadway.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from east-side street approach the main entry (NE corner) and south end of east wing. Other walkways are city sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, slope away from building	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut in city sidewalk, with flat walkway to east side entry.	
Other				
	Overall Site Conditions & Estimated Costs			$21,000

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	1973	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1973	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1973	No evidence of problems	
2.1.4	Control/expansion joints.	4	1973	No problems noted.	
Other					
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.***			**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).	FI		No report available, SBS, appears to be in good condition	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI		No problems noted.	
2.2.3	Control of ice and snow falling from roof.	5	1955-1959	Roofs slope to inside and drain internally.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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	1973	Walls are brick with stucco above window locations, no problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1973	New, white, likely installed at time of new roof	
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	1973	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1973	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1973	No evidence of problems	
Other		3	1973	Repair of architectural finishes for replacement of two boilers	$50,000
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).	3	1973	Doors and hardware are original to building. Paint on doors is peeling, Repaint.	$1,300
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1973	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1973	Hardware functions as required	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1973	Windows are aluminum curtain wall sections with interior blinds, panels below windows are damaged. Caulking required to perimeter, replace	$43,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1973	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1973	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$94,300

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	1973	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1973	No problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1973	Floors in vestibules and washrooms are ceramic tile, classrooms are carpeted with areas of VT at millwork. Office is carpeted. Supply rooms and Ancillary classes in core are VT. Gymnasium is hardwood and requires refinishing.	$9,300
3.2.2	Wall materials and finishes.	4	1973	Walls are concrete block in the core, with demountable partitions in the classroom areas.	
3.2.3	Ceiling materials and finishes.	4	1973	Ceilings are dropped T-bar. No problems noted	
3.2.4	Interior doors and hardware.	4		Doors are wood throughout, except for metal doors at fire separations. All appear to be original.	
3.2.5	Millwork	4	1973	Millwork is original, except for office and staffroom which have been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1973	All tackboards and chalkboards are original - adequate. Replace all chalkboards with white boards.	$28,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1973	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	3	1973	Sinks are wall hung, in good condition, partitions are original, require replacement.	$4,000
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.	4	1973	Core is non combustible, classroom area is combustible, building is not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1973	2 hour fire separations exist between class wings and core. Repairs are required to fire separation of boiler room, ceiling and walls.	$3,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1973	Walls are mainly concrete block in the core, doors are wood unless noted elsewhere. Doors are on hold open devices.	
3.3.4	Exiting distances and access to exits.	4	1973	Appear to be adequate.	
3.3.5	Barrier-free access.	4	1973	Facility is accessible, at front entry and south east wing door. A handicapped accessible washroom is located in the infirmary and student washrooms	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1973	CBE Facility Asbestos database indicates that asbestos has been removed from the building. The presence of PCB in the ballasts must be a consideration as renovations are contemplated.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1973	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$44,800

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.1	**Mechanical Site Services**		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	3	1973	The paved parking lot has a catch basin that drains to the city storm sewer. The gravel parking lot has no drainage. Provide a catch basin in the gravel parking lot.	$7,000
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1973	A hose bibb is provided on the north side.	
4.1.3	Outside storage tanks.	NA		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1973	A hose and standpipe system is provided Hose cabinets are installed in the corridors of the building. Non standard sprinkler protection is provided for the stage.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1973	Each hose cabinet has a hand extinguisher. Type ABC dry chemical extinguishers are provided in the boiler room, ventilation unit room, staff work room and in the east portable.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1973	The science room does not have an extinguisher.	$100
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	1973	A 4" dia. iron water is provided from city mains to a combined gas/water meter room. Volume and pressure is good.	
4.3.2	Water treatment system(s).	4	1973	A small automatic softener is provided for the ventilation sysrtem humidifier.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1973	A master shut-off valve and backflow protection is provided on the domestic water supply. The fire line and rink flooding lines have backflow protection. All required valving is provided.	
4.3.4	Piping and fittings.	4	1973	The domestic water line is copper tubing with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1973	Water closets are regular rim floor mtd. with flush valves. Lavatories are wall hung. The ladies staff washroom has a counter top lavatory. Urinals are stall type with timer controlled flush. Stainless steel cap. sinks are located in some classrooms, staff area, science classroom and custodian's room. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1973	A tank type gas fired water heater is provided in the boiler room. A new recirculating pump is installed. The tank and pump will require replacement.	$800
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1973	Storm and sanitary lines are mechanical joint cast iron connected to city mains.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems**		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1973	Two packaged atmospheric water tube hot water boilers are provided each rated at 2560 MBH output. Capacity, reliability and condition is good. Two base mounted circulating pumps and one new in-line pump are provided. The boilers and old pumps will require replacement.	$35,000
4.4.2	Heating controls (including use of current energy management technology.	3	1973	The heating system uses a pneumatic control system. A control compressor c/w dryer is provided. The compressor has been replaced. The dryer is old and will require replacement.	$3,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1973	A direct gas fired ventilation unit provides tempered air to the boiler room. It is interlocked with the boiler burners. There is no gas code required ventilation relief opening. Install relief opening.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1973	A chemical pot feeder is installed across the circulating pumps.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1973	Both boilers have low water cut-offs and twin pressure relief valves. The boilers are remotely monitored for failure.	
4.4.6	Heating air filtration systems and filters.	4	1973	Heating coils are installed in the ventilation ductwork. See 4.5.8	
4.4.7	Heating humidification systems and components.	NA		See 4.5.9	

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	1973	Piping is a pumped two pipe system using threaded and screwed steel piping. Heating terminals are wall fin convectors, fan cabinet heaters and reheat coils in the ductwork. Condition is good.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1973	Pipe insulation is fiberglass with canvas cover. Valves are not insulated.	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1973	See 4.5.11	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1973	Some user discomfort was reported in the general office. Some balancing of air flows is required.	$600
4.4.13	Zone/unit heaters and controls.	NA		Cabinet fan heaters have space t'stats that cycle the fan motors.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	**Ventilation Systems**		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3	1973	A central packaged ventilation unit is installed in separate. Capacity is satisfactory. The fan motor is noisy and needs work The fan, heating coil and control valve will need work.	$12,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1973	The CFM/occupant of outside air is not known. It can be manually adjusted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1973	Supply air uses main ducts with branch ducts to each room or zone. Return air is brought from the rooms back to the unit. Reheat coils in the branch ducts have motorized valves control with space t'stats. Supply grilles are ceiling grilles with poor diffusion. Return air grilles are located in the ceilings. Air changes is not known. Reheat coils and controls will need work.	$15,000
4.5.4	Exhaust systems capacity and condition.	3	1973	The central ventilation system has a large exhaust capacity. Washrooms have central roof exhausters. Fans are generally getting old and will require replacement.	$2,500
4.5.5	Separation of out flow from air intakes.	3	1973	The exhaust and air intake for the central ventilation unit are in the same roof mounted louvered penthouse. Proper separation is required.	$5,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	NA		None	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	**Ventilation Systems (cont'd)**		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1973	A central monitoring station monitors and controls system operation and temperatures. Unoccupied hours temperature set-back is provided.	
4.5.8	Air filtration systems and filters.	4	1973	The central ventilation unit has a V-bank filter section with replicable media.	
4.5.9	Humidification system and components.	4	1973	A pumped spray humification system is provided with return air mounted humidistat.	
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1973	See 4.5.3	
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	1973	The central ventilation unit has a direct expansion type cooling coil. A roof mounted condensing unit is provided. The condensing unit will need major work or replacement.	$25,000
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3	1973	See 4.5.3	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1973	All controls are electric. A discharge t'stat controls the discharge temperature. Some energy management may be provided.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		none	
Other					
4.7	**Building Control Systems**		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	5	1973	The system is monitored and controlled from a remote location. System operation, temperature setback and low temperature is monitored.	
	Overall Mech Systems Condition & Estim. Costs				$107,000

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1973	Service is underground from utility lines at 3 phase 120/208v to an 800 ampere main switch in a switchboard in the boiler room. Demand is at 320 va.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1973	HID fixtures are installed on the east entry, north entry and on the walls of the south, west and north sides. The north side HIDs light the paved parking lot. The gravel parking lot has no lights and requires a floodlight	$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1973	The paved and gravel parking lots have 27 duplex receptacles. They are on both sides of the lots.	
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).	3	1973	An electrical circuit is used to serve the devices in the building. A new fire alarm system with back-up, trouble supervision and properly located devices is required.	$15,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1973	Emergency light heads are located in all areas. The system is not connected to the exit lights and the packs are old and should be replaced.	$2,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1973	Illuminated exit lights are located at all exits and directional signs are installed. They are not wired to the emergency battery packs. Provide new exit lights and connect them to the emergency battery packs.	$3,000
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	1973	Only the recently installed computer hub has surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	1973	Most panels have very few spaces and extra capacity is required. No wiring problems were observed. Provide two new panelboards with several circuit breakers. See 5.3.4	$2,500
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		none	
5.3.4	General wiring devices and methods.	3	1973	Receptacles are grounded type. Devices are generally in good condition. Many classrooms are very limited in the number of receptacles they have. Provide new receptacles in each classroom.	$3,500
5.3.5	Motor controls.	4	1973	Larger motors have magnetic starters. Small motors have thermal switch protection.	
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1973	Building interior lighting is generally fluorescent fixtures. The service rooms have incandescent lamps. Light levels were recorded as follows: boiler room - 108 lux, boys washroom - 270 lux, phys. ed. office - 270 lux, stage - 355 lux. Offices - 270 to 432 lux, staff work room - 432 lux, science classroom - 432 lux, typical interior classroom - 378 lux, library - 432 lux, typical exterior classroom - 432 lux, gymnasium - 270 lux, Lamps should be replaced in most of the fixtures. See 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1973	Ballasts with PCBs. may be still in the school. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1973	A program of de-lamping has taken place in this school. The lamps in the fluorescent fixtures have 34 watt lamps. Replace all fluorescent fixtures with T-8 lamp equipped fixtures.	$93,000
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.5	**Network and Communication Systems**		Bldg. Section		
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1973	The telephone system has adequate capacity and is reliable.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1973	A telephone intercom system is installed throughout the building. A public address controller is located in the general office. It has speakers throughout the school. An old cable television system is still installed with outlets in all classrooms. It is not used.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1973	A new computer system with internet connection is installed with outlets throughout the school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1973	Cabling is installed in conduit. It is generally concealed in the ceilings and walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	1973	The new computer hub is installed in the library storage room. Ventilation is fair.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1973	A new panel for the computer network is installed. The computer hub and computers in the computer lab are on dedicated circuits. Other computers are on general circuits.	
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).	NA		None.	
5.6.2	Intrusion alarms (if applicable).	4	1973	a motion detector system is installed with detectors throughout the school. It has a central station connection for unoccupied hours.	
5.6.3	Master clock system (if applicable).	4	1973	A master clock system is installed. It is old and parts are difficult to obtain.	
Other	Program co-ordinator	4	1973	A program coordinator controller is located in the general office to sound the call bells automatically.	
5.7	**Elevators/Disabled Lifts (If applicable)**		Bldg. Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	NA		None	
5.7.2	Condition of elevators/lifts.	NA		Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.	NA		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$122,000

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.		These comments address two pods of portables of unknown age, (perhaps 1970 and 1975). A single portable is located on the SE corner and a pod of four are located to the SW corner.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood frame, no problems noted	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	not reviewed	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal siding or wod panelling, no problems noted.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No problems noted, doors being painted under 2.4.1	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpetted floors, wall are panelled, ceilings are 12" fibrous tile	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Original, but functional	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Original, but functional	
6.1.8	Heating system.	4	A gas fired downflow furnace is installed with a wall mounted supply plenum in each portable.	
6.1.9	Ventilation system.	4	The furnace mixes outside air with return air and it is supplied through the supply plenum.	
6.1.10	Electrical, communication and data network systems.	3	The telephone intercom system, computer system, P.A. system and call bell system is extended to the portable(5). Replace fixtures with T-8 lamp equipped fixtures.	$13,000
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	The fire alarm system is extended to the portables c/w alarms.pull stations and smoke detectors. Exit and emergency lights are provided.	
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			$13,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	22		1601.9	18	80.0	1440.0	161.9	2 not used, 2 leased to Calgary Family Connections
			79.7						
			67.7						
			69.5						
			72.0						
			71.5						
			94.3						
7.2	Science Rooms/Labs				3	95.0	285.0	-285.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		289.7			530.0	-240.3	
	Ancillary Area		98.5		2	130.0			
	Ancillary Area		91.3		3	90.0			
	Music		99.9						
7.4	Gymnasium (incl. gym storage)			454.2			627.0	-172.8	
	Gymnasium		357.8			570.0			
	Storage		26.0			57.0			
	Stage		70.4						
7.5	Library/Resource Areas			233.6			280.0	-46.4	
	Library		219.7						
	Conference		13.9						
7.6	Administration/Staff, Physical Education, Storage Areas			362.8			673.0	-310.2	
	Sub-Total			2942.2			3835.0	-892.8	
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)			1089.6			1404.0	-314.4	
	Overall Space Adequacy Assessment	25		4031.8	26		5239.0	-1207.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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