

1

Upgrading/ Modernization (identify whether minor or major)				None		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None		
List of Reports/ Supplementary Information				1. Asbestos report available and reviewed - March 15, 1999.		
				2. Assisted on site by:		
				Mrs. Marilyn King, Principal		

School Facility Evaluation Project  
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Provide disabled parking stall.	\$3,000
2	Building Exterior	We have recommended replacement of windows and doors and their associated hardware, etc.	\$201,000
3	Building Interior	We have recommended painting, upgrading to white boards, revising millwork and making school barrier free.	\$111,100
4	Mechanical Systems	Older school complete with acceptable mechanical systems. Designed as open area concept with walls installed has created some heating and controls problems. We have recommended some upgrading.	\$512,060
5	Electrical Systems	Older school with acceptable electrical systems. Although a fire alarm panel should be installed. We have recommended upgrading the current technology.	\$112,280
6	Portable Buildings	None.	\$0
7	Space Adequacy:		
	7.1 Classrooms	One classroom is used for storage at present.	333.5
	7.2 Science Rooms/Labs	Adequate.	-23
	7.3 Ancillary Areas	There are choices of which space to use for each function.	-116.6
	7.4 Gymnasium	Adequate.	-240
	7.5 Library/Resource Areas	Adequate.	4.2
	7.6 Administration/Staff Areas	Small for its function.	-170
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Adequate.	11.1
	Overall School Conditions & Estim. Costs		\$939,440

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Adequate.	
1.1.2	Outdoor athletic areas.	4	Adequate - not shared.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	2 sets of creative.	
1.1.4	Site landscaping.	4	Lack of shade on playground. Will put in a shaded seating area - Millennium project.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Adequate.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problems.	
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	Adequate - streets and lanes.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	n/a	None.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	City street in front of building.	
1.2.4	Fire vehicle access.	4	Access to building through playground.	
1.2.5	Signage.	4	Adequate.	
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	Approximately 25 cars. Some staff use street for parking. Provide designated disabled persons stall c/w signage.	\$3,000
1.3.2	Layout and safety of parking lots.	4	Adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Adequate - asphalt.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Adequate.	
1.3.6	Curb cuts and ramps for barrier free access.	4	City Calgary - adequate.	
Other				
	Overall Site Conditions & Estimated Costs			\$3,000

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		No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No apparent problems.	
2.1.4	Control/expansion joints.	4		No apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4		Roof is being totally redone in 2 weeks. No roofing report was available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No apparent problems.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof - no problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		No skylights. Clerestory window in library - no apparent problem.	
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		No apparent problem.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal fascia, stucco upper - no apparent problem.	
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		No apparent problem.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Good drainage away from school from downspouts; internal drainage to city system is adequate.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problem.	
Other		3		Allowance for renovations related to mechanical upgrades	\$30,000

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).	3		No apparent problem at present, but reaching the end of their life cycle. Replace in next 5 years.	\$9,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No apparent problem at present, but should be replaced when doors replaced.	\$6,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		No indication of any problem at present, but should be replaced as above.	\$6,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		No apparent problem at present, but are at the end of their life cycle. Internal blinds broken, etc. Replace all windows.	\$150,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No apparent problem. As above - price included in 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problem.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$201,000

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		No apparent problem.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problem.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Rug in administration - loose and dangerous. Replace with proper area rug.	\$1,200
3.2.2	Wall materials and finishes.	3		No apparent problem. Painting should be scheduled for school in next 3 to 5 years. Allow painting 50% of the school.	\$40,000
3.2.3	Ceiling materials and finishes.	4		No apparent problem.	

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		No apparent problem.	
3.2.5	Millwork	3		Millwork is somewhat dated, but functions well for its intended use. Allow to upgrade millwork to suit function of areas.	\$30,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Upgrade to white boards.	\$8,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment is adequate.	
3.2.8	Washroom materials and finishes.	4		Adequate.	
Other	1. Window blinds.	2		3 sets on south wall, classrooms 139 & 140 - broken - need repairs.	\$1,200

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>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</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible; non-sprinklered; building is adequate.	
	3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Fire separations - no apparent problem.	
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	4		No apparent problems.	
	3.3.4 Exiting distances and access to exits.	4		No apparent problems.	
	3.3.5 Barrier-free access.	2		School is not barrier free, though wheelchair can access the building from outside. Need barrier free washrooms (2) and ramp to gymnasium level.	\$30,000
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		Audit reviewed - March 15, 1999 - mainly in ceilings and around piping.	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		No problems noted or noticed.	
	Other Fan room - storage.	1		Remove storage and student access to fan room - to be implemented by school and school custodian.	\$200
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$111,100</b>

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		Paved parking complete with catch basin to city, internal roof drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior irrigation exists complete with back flow prevention, two hose bibs require back flow prevention.	
4.1.3	Outside storage tanks.	n/a			
Other		n/a			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Siamese connection north east corner of school, hydrant on laneway.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets, stage area is sprinklered.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Inspected January 2000.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a			
Other		n/a			

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		City of Calgary.	
4.3.2	Water treatment system(s).	4		City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Back flow prevention on main service, no ventilation in gas meter room.	\$3,000
4.3.4	Piping and fittings.	4		Copper piping.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Various lavatories chipped.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water - John Wood JWE502NA-D4/B5052 41.6 gallon - 38,000 BTU/HR complete with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Calgary.	
Other		n/a			

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		Hot water heating - 2 Cleaver Brooks (Beaver) boilers Model #BG2-3000 input: 2,700,000 BTU/HR complete with expansion tank and three pumps. As system is reaching the end of its life cycle, we recommend a major mechanical upgrade.	\$175,000
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic with air dryer conventional controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	F.I.		Combustion air - no relief air.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter by CBE.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate.	
4.4.6	Heating air filtration systems and filters.	4		Adequate.	
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).	3		Adequate. Allow for some upgrading in this area to coincide with other mechanical upgrades.	\$50,000
4.4.9	Heating piping, valve and/or duct insulation.	4		Adequate.	
4.4.10	Heat exchangers.	n/a			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Adequate.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Appears uniform. Building designed as open area concept and has been split-up with demountable partitions, not full heating (some only).	
4.4.13	Zone/unit heaters and controls.	4		Part of previous.	
Other		n/a			

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		Appears in good condition RTU - EngA #DJ-60-0 550,000 maximum input BTUH. Nearing end of its life cycle. Do a major ventilation upgrade at same time as 4.4.1 occurs.	\$198,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay.	
4.5.4	Exhaust systems capacity and condition.	4		Appears okay.	
4.5.5	Separation of out flow from air intakes.	4		Appears okay.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Should have hood over staff room range ducted to outdoors.	\$2,000
Other		n/a			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Pneumatic - part of previous.	
4.5.8	Air filtration systems and filters.	4		Part of previous.	
4.5.9	Humidification system and components.	4		Spray coil type.	
4.5.10	Heat exchangers.	n/a			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Part of previous.	
Other		n/a			

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).	4		Part of previous.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Adequate.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Adequate.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	n/a			
Other		n/a			
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		No building management or energy management systems. Add an energy management system.	\$84,060
	Overall Mech Systems Condition & Estim. Costs				\$512,060

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		600A, 240V/3/4W underground.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Incandescent and HID minimal exterior lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		9 duplex receptacles total (weatherproof), 2 require weatherproof covers.	\$200
Other		n/a			
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).	F.I.		Cannot locate fire alarm panel.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs complete with remote emergency heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Adequate.	
Other		n/a			

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		Surge arrest power bars.	
5.3.2	Panels and wireways capacity and condition.	4		Limited spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	n/a			
5.3.4	General wiring devices and methods.	4		Appear good.	
5.3.5	Motor controls.	4		Appear good.	
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Corridors 10-40FC, classrooms 40-75FC, offices 55-110FC, gym 20-35FC (fluorescent). See Item 5.4.3 for upgrading and costs.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Replaced on failure.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		T-12 technology. Do a lighting upgrade to T-8 lamps and energy efficient ballasts.	\$112,080
Other		n/a			

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		NT Meridian, telephone/classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public address system used for public address only as telephone system has intercom capability, cable television exists.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Installed by electrician.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Storage room across hall from staff room, room is not ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears okay.	
Other		n/a			



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		CBE panel at entrance from parking lot.	
5.6.3	Master clock system (if applicable).	4		Controls a few clocks only, all others battery powered or electric.	
Other		n/a			
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		n/a			
	Overall Elect. Systems Condition & Estim Costs				\$112,280

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		<b>No portables.</b>	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	n/a		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	n/a		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	n/a		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	n/a		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	n/a		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	n/a		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	n/a		
6.1.8	Heating system.	n/a		
6.1.9	Ventilation system.	n/a		
6.1.10	Electrical, communication and data network systems.	n/a		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	n/a		
6.1.12	Barrier-free access.	n/a		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0</b>

Section 7	Space Adequacy - Capacity: 350	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		1133.5	10	80	800	333.5	Varies 72m <sup>2</sup> to 111.5m <sup>2</sup> . No portables.
7.2	Science Rooms/Labs	1		72	1	95	95	-23	Not used for Science - is now E.C.S.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	3		193.4	3		310	-116.6	
	Drama		74.2						Stage of gym is shared music/drama/lunch.
	Music								
	Computer		40						Actually part of library space.
	Art		79.2						
7.4	Gymnasium (incl. gym storage) - Total	1		233	1		473	-240	
	Gym		223			430			
	Storage		10			43			
7.5	Library/Resource Areas	1		164.2	1		160	4.2	Computer area deducted from total area of library.
7.6	Administration/Staff, Physical Education, Storage Areas			147			317	-170	
7.7	CTS Areas - N/A								
	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			858.9			870	11.1	
	<b>Overall Space Adequacy Assessment</b>	<b>17</b>		<b>2,802</b>	<b>16</b>		<b>3,025</b>	<b>-200.8</b>	