

School Name: Kildare School
Location: Edmonton, AB

School Code: 7138
Facility Code: 1184

Region: North
Jurisdiction: Edmonton School District #7

Superintendent: Emery Dosdall
Contact Person: Bob Clark
Telephone: (780) 429 8511

Grades: K-VI

School Capacity: 570

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	1968	1	3844	Structural concrete block walls on concrete foundation, brick cladding. Flat roof - OWSJ's supporting metal deck with BUR roofing.	The heating system consists of a pair of cast iron sectional boilers and hydronic distribution system. Ventilation to the gym and associated classrooms, as well as the central areas of the main classroom wing are provided by a pair of central station constant volume air handling units. Ventilation to the classrooms is provided by unit ventilators equipped with hot water heating	
Additions/ Expansions						

Evaluator's Name: Wes Sims, M.E.DES.
& Company: Manasc Isaac Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1983		83.5	1 old portable added - in very poor condition.	Each portable classroom is equipped with a dedicated gas fired warm air furnace system. Each system provides ventilation as well as heat.	
	1993		334	4 new portables added, all in good condition.	Each portable classroom is equipped with a dedicated gas fired warm air furnace system. Each system provides ventilation as well as heat.	

List of Reports/ Supplementary Information	Edmonton Public Schools has record of asbestos in ceiling tiles, as these were analyzed when the computer room was added in 1998.
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Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	Some repairs are required at sidewalks alongside school to prevent water drainage towards the building. Parking area is very unorganized and congested. It is in poor condition and requires resurfacing. General recreation areas are good.	\$ 46,000.00
2 Building Exterior	Extensive roof ponding in areas where there are no roof drains. Roof membrane is at the end of its life-cycle. Exterior brick cladding is good.	\$ 294,800.00
3 Building Interior	Entrance vestibules are required. Ceiling tiles contain asbestos and should be replaced. Selective finishes/millwork need repair/replacement.	\$ 244,000.00
4 Mechanical Systems	The systems serving the school are in generally good condition. However, significant upgrades to the roof and site drainage are recommended. The plumbing fixtures should be upgraded. Portions of the hydronic system require upgrading. The level of ventilation provided is inadequate for the current occupancy, and the controls should be upgraded.	\$ 320,000.00
5 Electrical Systems	The school is in fair condition and is well maintained. The branch circuit wiring and receptacle quantities do not support modern technology use in the classrooms. The lighting levels are adequate in all areas. All original fixtures should be replaced with energy efficient types. The exterior lighting requires upgrading for security purposes.	\$ 322,500.00
6 Portable Buildings	1983 is old and requires replacement of hardware, carpet, and millwork. A ramp is required for barrier-free access. See Section 6 for details.	\$ 36,500.00
7 Space Adequacy: 7.1 Classrooms		
7.2 Science Rooms/Labs		
7.3 Ancillary Areas		
7.4 Gymnasium		
7.5 Library/Resource Areas		
7.6 Administration/Staff Areas		
7.7 CTS Areas		
7.8 Other Non-Instructional Areas (incl. gross-up)		
Overall School Conditions & Estim. Costs	Even with 5 portables this school is not large enough to support the enrollment of 565. Adding portables will likely not solve this problem, as a variety of spaces are deficient. Replanning and a renovation/addition is recommended.	\$ 1,263,800.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Parking lot is too small, very congested.	
1.1.2	Outdoor athletic areas.	5	Good, very large space.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	New playground built 2 years ago, in excellent condition.	
1.1.4	Site landscaping.	4	Minimal	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Okay	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Sidewalk drains towards building at main entrance wall causing slab/wall movement.	See 1.3.5
1.1.7	Evidence of sub-soil problems.	3	Minor subsidence due to 1.1.6 above.	See 1.3.5
1.1.8	Safety and security concerns due to site conditions.			
	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).	5	New car drop-off is excellent.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Very poor, combination of grass, gravel and old broken up asphalt - needs resurfacing. Integrate with sidewalks.	\$ 28,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Main street - causes congestion.	
1.2.4	Fire vehicle access.	4	Good	
1.2.5	Signage.	4	Good	
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	Shortage of staff and visitor parking.	
1.3.2	Layout and safety of parking lots.	3	Too small, vehicles park randomly on grass. When resurfacing, add additional area.	See 1.2.2
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Surface is very poor, see 1.2.2.	
1.3.4	Layout and safety of sidewalks.	4	Okay	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Not level at main entrance. Drains in towards building. Mud jack to create drainage away from building and pour new concrete surface. Sidewalk has dropped at entrance doors, add concrete to level. Mud jack if required.	\$ 18,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Wheelchair access is through the back door. Bus stops are at the front entrance.	
	Other			
Overall Site Conditions & Estimated Costs		4		\$ 46,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u> <u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	3	1968 The flooring is heaving in washrooms. Entrance doors have to be adjusted. Should be reduced if drainage at building exterior is corrected when sidewalk is redone.	See 1.2.2
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1968 Stucco cracking at partition walls along north side of structure across from gym. Continue to monitor.	See 3.2.2
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	2	1968 Leaking at north gym wall, movement of wall due to ground heaving. Improve drainage at sidewalk (see 1.3.5) to reduce heaving and repair roof membrane/flashing at this location. Lines of heaving evident at location of some interior block walls.	See 1.3.5 and 2.2.1
	Other			

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<u>Bldg. Section or Roof Section</u> <u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1968 Roof is bubbling. Intermittent repairs have been done over the past 10 years. Should be resurfaced in the next 5 years. Evidence of random water staining (and reported) throughout the building.	\$ 215,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1968 Several large areas of ponding. There are not enough roof drains to take away standing water. Require additional internal drains. See mechanical.	See Section 4
2.2.3	Control of ice and snow falling from roof.	4	1968 Okay	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1968 Okay	
Other				

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u> <u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1968 Exterior brick is good. Wood grills covering windows need repainting.	\$ 3,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1968 Metal flashing at parapet needs painting.	\$ 1,500.00
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	1968 Okay	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1968 Good	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1968 Okay	
Other		2	1968 There are no vestibules in the school. There are large drafts into classrooms and the central library. There is space to add interior vestibules. Add new wall frame and double doors at main entrance and each minor entrance.	\$ 72,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u> <u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1968 Doors require painting.	\$ 800.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968 Continually repairing doors at main entries with shims, replace hardware. Exterior hardware in other areas require selective replacement.	\$ 1,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1968 Door jam from grade beam movement, hardware requires on-going maintenance/repairs.	\$ 1,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1968 Original aluminum are in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1968 Good	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1968 Good	
	Other			
Overall Bldg Exterior Condition & Estim Costs		3		\$ 294,800.00

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).	3	1968	Demountable partition system. Some require replacement or resurfacing. Stress cracking in some concrete block walls, requires patching and repainting.	\$ 5,500.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1968	Good	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1968	Carpet in corridors, classrooms and library is +/- 8 years old, should be replaced with lino in next 5 years. Gym floor needs refinishing. VC tile is in good condition.	\$ 68,000.00
3.2.2	Wall materials and finishes.	4	1968	Block walls in interior are very good. Gym walls are painted block in good condition. Interior wall system of circular building is vinyl clad demountable partitions (pin surface).	
3.2.3	Ceiling materials and finishes.	3	1968	Asbestos tile which is 30 years requires replacement. Edmonton Public Schools has report of asbestos content. Janitor has reported ceiling tiles in gym are falling off and need replacement.	\$ 50,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1968	Most doors and aluminum frames are in good condition. Some require new kick plates and painting.	\$ 2,000.00
3.2.5	Millwork	3	1968	More millwork in classrooms is required, some have next to none. Some existing requires painting. Library wood shelving needs painting. Millwork in washroom is new. Need appropriate millwork for classroom computer equipment.	\$ 55,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1968	Boot racks are in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1968	Gym equipment is good.	
3.2.8	Washroom materials and finishes.	2	1968	Wall tiles are peeling off at washrooms. Tiles are cracking at urinals. Replace broken tiles in all washrooms.	\$ 1,500.00
	Other				

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3	Health and Safety Concerns --- <i>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</i>		Bldg. Section Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1968 Non-sprinklered. The gymnasium wing is non-combustible block walls.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1968 Good	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1968 Exterior walls are non-combustible block/block. Interior demountable partitions with vinyl tack surface, appear to have gypsum core.	
3.3.4	Exiting distances and access to exits.	4	1968 Good	
3.3.5	Barrier-free access.	4	1968 Good	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1968 Asbestos tiles removed at computer room this year. Report shows asbestos in ceiling tiles. Remainder should be replaced with new.	See 3.2.3
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	1968 Burlap sound panels in music room and gym should be replaced with tectum panels. Current material contributes to air quality problems (dust) and is a fire hazard.	\$ 62,000.00
Other				
Overall Bldg Interior Condition & Estim Costs		3		\$244,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.1	Mechanical Site Services			
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	3	All Some concerns over the capacity of the storm main serving the facility due to back-ups and flooding on the school grounds. (Custodian uses a dewatering pump). The roof drainage is inadequate and allows significant ponding in areas, and additional 4 drains should be added.	\$ 30,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All Hose bibs satisfactory.	
4.1.3	Outside storage tanks.		None.	
	Other			
4.2	Fire Suppression Systems		Bldg. Section <u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	All Fire hydrants in acceptable proximity. Fire hose cabinet system components are in generally good condition.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All No sprinklers, Fire hose cabinets are in generally good condition.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All Dry chemical type in Staff, kitchen and mechanical room areas, combination of dry chemical and pump tank type in corridors.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).		None.	
	Other			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All	Water from municipality no known quality, volume or pressure problems.	
4.3.2	Water treatment system(s).	N/A	All	No water treatment at this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow prevention on the boiler water make up system.	
4.3.4	Piping and fittings.	4	All	Copper domestic pipe is original and appears to be in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Lavatories have all been recently replaced with stainless steel, urinals and water closets are in fair conditions and should be upgraded. Mop sink trim does not have a vacuum breaker. Drinking fountains are showing wear and should be replaced.	\$ 15,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	Tank and recirculation pump were replaced within the last two years.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	No reported problems or concerns.	
Other		4	All	Piping is in good condition and well identified.	

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	All	The heating plant consists of two Peerless Model 210-17-A cast iron sectional boilers. The units are original but in good condition. There are no reported problems with capacity or operation.	
4.4.2	Heating controls (including use of current energy management technology).	3	All	All controls are currently done by a combination of pneumatic and manual adjustments. The existing Honeywell EMCS has been disabled and is not operational. Currently, there is no heating water temperature reset, all adjustments are made manually.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	An adequate supply of combustion air is provided to the mechanical room.	
4.4.4	Treatment of water used in heating systems.	4	All	The system is equipped with a sidestream chemical pot feeder and chemical testing and treatment are a part of the regular maintenance program.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Both boilers are equipped with LWCO devices and pressure relief valves. Pressure relief on DHWT should be piped to drain.	
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)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	FI	All	Piping is in good condition, isolation valves are original and of unknown condition. Pumps are in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation is in generally good condition. Insulation on boiler flue is showing mild signs of wear.	
4.4.10	Heat exchangers.	3	All	Reheat coils in air distribution system have leaking auto-vents, and are not provided with isolation valves for coil removal or servicing. Main coils in ventilation units do not have control valves and run wild.	\$ 15,000.00
4.4.11	Heating mixing boxes, dampers and linkages.	3	All	Pneumatic dampers are functional but old, should be upgraded.	\$ 5,500.00
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Reports of temperature swings and overheating in certain areas, central washrooms are not provided with any direct source of heat and are reported to be cold and uncomfortable.	\$ 6,500.00
4.4.13	Zone/unit heaters and controls.	4	All	No reported problems or concerns.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	2	All	The building is served by two main air handlers located in fan rooms. One unit serves the library and office wing, the other serves the gymnasium and adjacent offices. Both units are original but functional, and in reasonably good condition. Flexible duct connections on both the inlet and outlets are degrading and require replacement. Main concerns are about adequate supply of ventilation. Classroom ventilation is provided by unit ventilators, units are operational but old. The classrooms are provided with ventilation by a unit ventilators in each room. The units are original and are generally in good condition. There is some concern with regards to the effectiveness of the air distribution due to short-circuiting. The units are approaching the end of their useful life and should be considered for replacement.	\$ 170,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	Building occupants report significant concerns about adequate ventilation rates due to the current student population (approx 565) vs original capacity (approx 300). Maintenance personnel advises that there are some reports of headaches, dizziness.	See 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	All	Air is distributed to all areas of the school, however concerns are centered on the adequate provision of fresh air given the current population. The addition of partitions in the central portion of the school in the vicinity of the library has resulted in poor air circulation and zones of stagnation.	See 4.5.1
4.5.4	Exhaust systems capacity and condition.	2	All	Existing washroom exhaust fans are not operating adequately to provide odour control or heat (through transfer air) to the washrooms. The fans should be upgraded.	\$ 5,000.00
4.5.5	Separation of out flow from air intakes.	4	All	No problems reported or observed.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2	All	Old A.V. storage room now used as kitchen, not adequately served by exhaust or make-up.	\$ 15,000.00
Other		1	All	The existing incineration unit has been partially decommissioned, however the unit is not properly sealed and may present a contamination hazard due to the suspected existence of asbestos. (Note: the unit fan is still energized). Since the unit is not enclosed in a separate room and is located in an exposed area of a corridor, the recommendation is to completely remove the unit from the building.	\$ 7,500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd) <i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>		Bldg. Section	Description/Condition	
4.5.7	Ventilation controls (including use of current energy management technology).	3	All	All controls are currently done by a combination of pneumatic and manual adjustments. The existing Honeywell EMCS has been disabled and is not operational.	See 4.7.1
4.5.8	Air filtration systems and filters.	4	All	All air handlers are equipped with disposable type filters, filters are changed out as part of the regular maintenance program.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.			N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Ductwork, diffusers, and grilles are in generally good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.6	Cooling Systems		Bldg. Section <u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)		None	
4.6.3	Cooling system controls (including use of current energy management technology).		None	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).		None	
	Other			
4.7	Building Control Systems		Bldg. Section <u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All The existing Honeywell EMCS system has been disabled and all controls are carried out through a combination of pneumatic and manual controls. A new system should be provided.	\$ 50,000.00
Overall Mech Systems Condition & Estim. Costs		3		\$ 320,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.1	Site Services			
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1968 Primary service is underground from a pad mounted utility transformer. Main service is rated at 600 amps, 120/208 volts, 3 phase, 4 wire. Service equipment is located in a separate electrical room. The configuration utilizes a fused switch and splitter arrangement. The service has ample spare capacity(410VA x	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1968 The site lighting consists of building mounted luminaires. Fixtures are HID and incandescent sources. Exterior lighting is controlled by a photocell. There is minimal lighting in the area of the staff parking lot and the rear of the school.	\$ 7,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1968 28 staff parking stalls are energized and 16 unenergized. All are in fair condition. Car plugs are controlled by a contactor/thermostat arrangement.	\$ 5,000.00
	Other			
5.2	Life Safety Systems		Bldg. Section <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1968 The fire alarm system is an Edwards 6616 with the main control panel located in the General Office and an annunciator located near the main entrance. The system has 9 zones used and 7 spaces available. The system does not incorporate visual strobes and appears to be adequate in all other respects. The	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1968 Emergency lighting systems consists of local emergency battery packs and remote mounted emergency lighting heads. The units are well maintained and remote head coverage is good.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1968 Exit lighting utilizes incandescent lamps. Fixtures are not connected to emergency battery packs.	
	Other			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	3	1968	None installed.	\$ 7,500.00
5.3.2	Panels and wireways capacity and condition.	3	1968	Panelboards are original equipment to the school. In most cases panels are in good condition but have little spare capacity remaining. Original school was wired with 3 receptacles per classroom sharing one circuit. This has proven to be a problem with tripping breakers and finding the capacity for classroom computers. A new panel c/w T.V.S.S. has been installed for the newly constructed computer lab.	\$ 10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		Not Applicable	
5.3.4	General wiring devices and methods.	3	1968	Most wiring is located in conduits concealed in the wall construction. Some surface mounted conduit in place. Standard classroom configuration is 3 receptacles per classroom. Extension cords in use in many classrooms for computer stations.	\$ 138,000.00
5.3.5	Motor controls.	4	1968	Motor control is generally splitter and loose starter arrangement. All equipment is original and in fair 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).	3	1968	Interior lighting generally consists of suspended or surface mounted fluorescent luminaires. Fixtures utilize 34 watt T-12's and magnetic ballasts. Illumination levels in the classrooms are 500 lux. Levels in the corridors are 150 to 200 lux. The Gymnasium uses bar lamp fluorescents and levels are 400-500 lux. All fixtures are original vintage and controlled by local line voltage switching. All fixtures are in fair to good condition and are well maintained by the custodial staff.	See 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1968	Many ballasts are original equipment. Failure replacements are energy efficient magnetic type.	See 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1968	Replacement of all lighting fixtures to those that utilize electronic ballasts and T8 lamps.	\$ 155,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1968 Telephone system is Meridian Norstar (recently upgraded). Main telephone switch is installed in the main electrical room. All equipment is in excellent condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1968 Bogen Multi-comm 2000 intercom systems is interfaced with the telephone equipment and is in good condition. Bogen intercom handsets are installed in each classroom for communication with the office. Original speakers are still in use by the paging system. Cable TV system is distributed throughout to each classroom.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1968 Recently installed Cat. 5 UTP data cabling system is in place throughout. Each classroom is provided with two cat. 5 data jack.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1968 Data cabling is installed in conduit from outlet to ceiling space. Cabling is run free air in the ceiling space to the network location.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1968 The main network equipment and terminations are located adjacent to the main electrical service. Room is secure, ventilation is inadequate and room for expansion is not available. The new computer lab adjacent to the library is wired to a LAN in that area. equipment is wall mounted within the lab area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1968 Separate dedicated circuits are available at hub locations for communication equipment use.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).	N/A		None installed.	
5.6.2	Intrusion alarms (if applicable).	4	1968	Standard E.P.S.B. Magnum Alert security system is in place consisting of motion detectors, boiler alarm, control panels, etc. The system was recently installed in 2000.	
5.6.3	Master clock system (if applicable).	4	1968	A Simplex master clock system is installed in the school. The system remains in use but most of the clocks have been replaced with battery operated units as the slave clocks fail.	
	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		4			\$ 322,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood structure on old portable. Wood crawlspace is likely rotted and mouldy.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	New portables are okay with no evidence of leakage.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood at old portable needs painting. Metal cladding on new portable is in good condition.	\$ 2,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Door hardware on old portable needs replacement.	\$ 1,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	All portables need new linoleum to replace musty smelling carpet. New rubber base is required.	\$ 20,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork in old portable needs refinishing and paint. New portables are okay.	\$ 3,500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Okay	
6.1.8	Heating system.	2	1983 Portable: Heat and ventilation are provided by a combination cabinet fan and duct furnace located in an exposed area of the vestibule and coat room. The location of the unit presents a possible hazard due to the presence of exposed hot surfaces.	\$5,000.00
		4	1993 Portable: Each portable is served by a dedicated gas fired warm air furnace. There are no reported or observed problems.	
6.1.9	Ventilation system.	2	1983 Portable: See item above.	See 6.1.8
		4	1993 Portable: In good condition.	
6.1.10	Electrical, communication and data network systems.	4	Each of the 5 portables have a stablock panelboard with ample space capacity. Power outlets are adequate. Lighting fixtures are surface wraparounds-levels at 450 lux. Data, intercom, paging and security have been extended from the school into each portable. Portables have no fire alarm connection, detection devices or emergency lighting. The one older portable has no exit light installed over the exit door.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	FI	Old portable has very musty smell, likely from mould in crawlspace. Mice live in this building. Needs sanitation and increased crawlspace ventilation. Recommend replacing this structure.	
6.1.12	Barrier-free access.	3	Not designed for handicapped access. Access is via stairs.	\$ 5,000.00
Overall Portable Bldgs Condition & Estim Costs		2.929		\$ 36,500.00

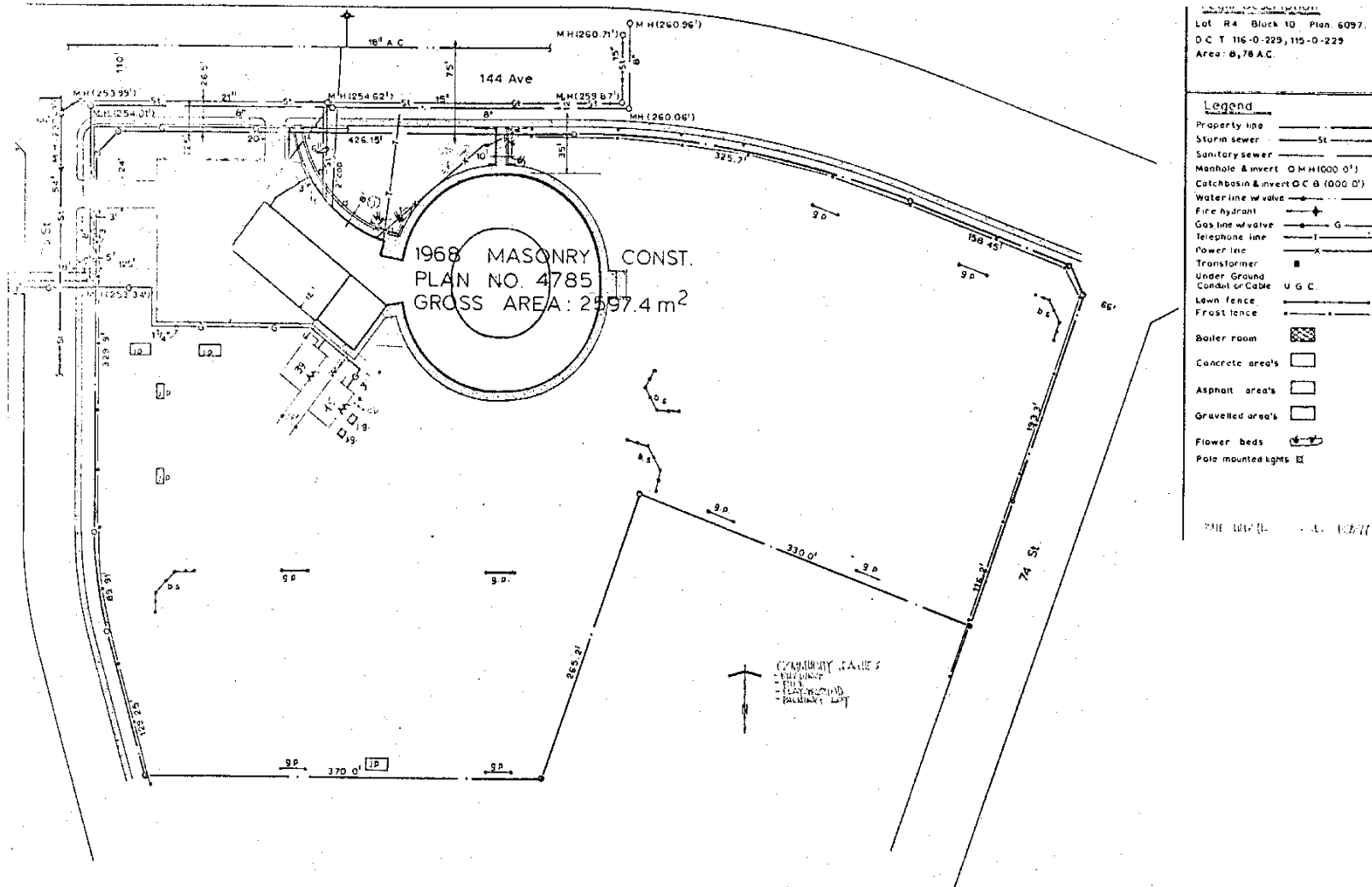
Section 7 Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
	No.	Size	Total Area	No.	Size	Total Area		
7.1 Classrooms	23	varies	2037.6	18	80	1440	597.6	Includes 5 portables @ 84 m2.
7.2 Science Rooms/Labs	1	91.5	91.5	2	95	190	-98.5	
7.3 Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	varies	282.7	4	100	400	-117.3	
7.4 Gymnasium (incl. gym storage)	3	varies	383.3	2	varies	473	-89.7	
7.5 Library/Resource Areas	2	varies	209.2	1	260	260	-50.8	
7.6 Administration/Staff, Physical Education, Storage Areas	13	varies	262.9	3	varies	524	-261.1	
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)			912.6			1238	-325.4	
Overall Space Adequacy Assessment			4179.8			4525	-345.2	Even with 5 portables this school is not large enough to support the enrollment of 565. Adding portables will likely not solve this problem, as a variety of spaces are deficient. Replanning and a renovation/addition is recommended.

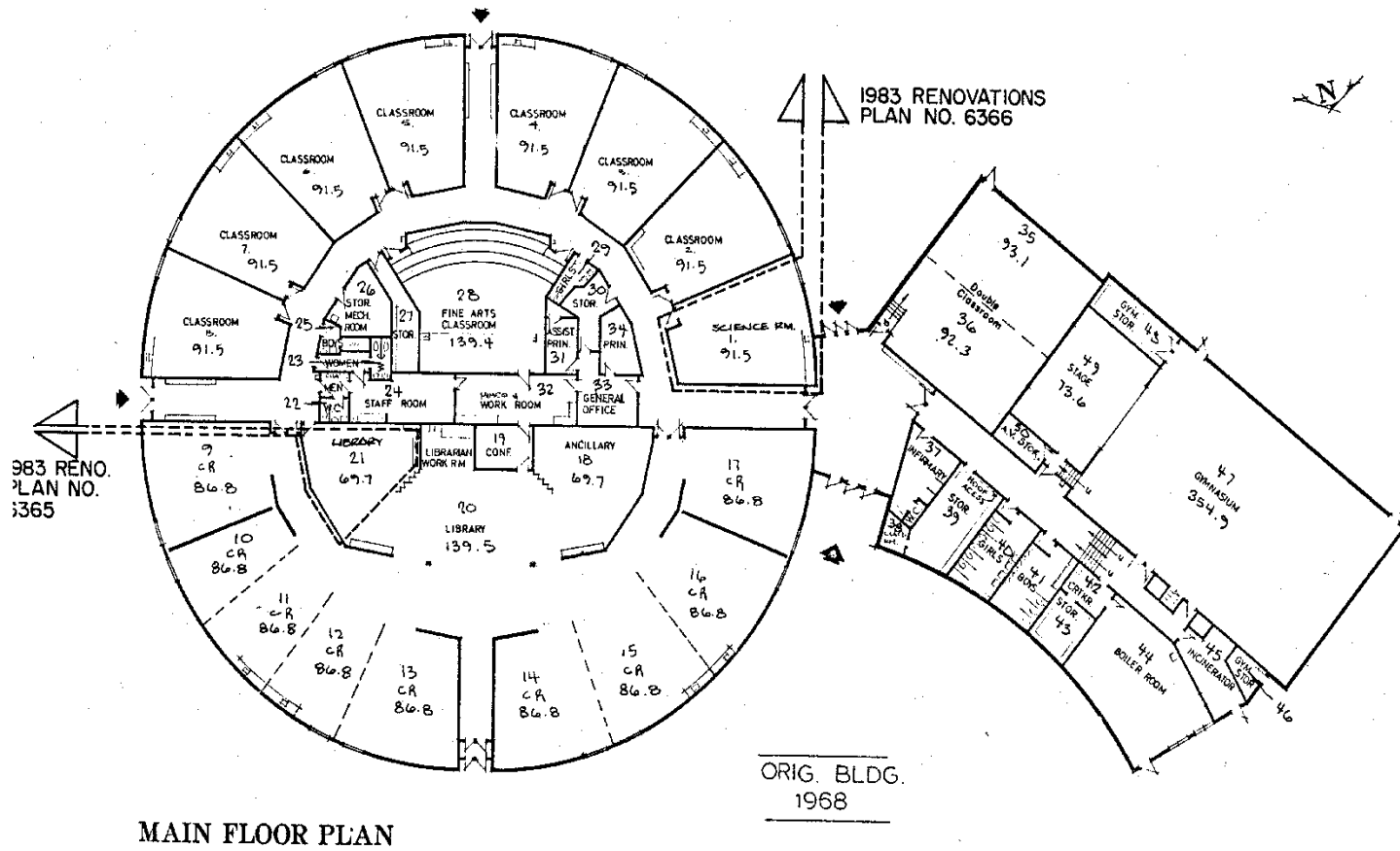
Evaluation Component/ Sub-Component	Additional Notes and Comments











MAIN FLOOR PLAN

REVISION	BY	DATE
REVISED	Aug/97	D.R.
FLOOR PLAN MAIN FLOOR		SCALE 1" = 20'
KILDARE ELEMENTARY		DRAWN BY b.c. DEC 6
		CHECKED BY
EDUCATION PUBLIC SCHOOL BOARD		101
100 - 101 Street S. Calgary, Alberta		138