	School Name:	VIMY RIDGE ACADEMY				School Code:	7050
	Location:	EDMONTON				Facility Code:	1138
	Region:	NORTH				Superintendent:	Dr. Emery Dosdall
	Jurisdiction:	EDMONTON SCHOOL DISTRICT NO. 7				Contact Person:	Bob Clark
						Telephone:	(780) 429-8511
	Grades:	VII - XII				School Capacity:	1680

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	1958	2	11590.0	Masonry cavity wall with structural concrete floor over crawlspace. Roofing on concrete structural Tees.	3 central steam boilers provide heat for entire building. Ventilation provided by Univents in classrooms.	
Additions/ Expansions	1959	2	1220.0	Same as 1958 construction	See 1958 description above.	
	1970	3	4230.8	Same as 1958 construction	Built up air handling unit provides heating and ventilation through a dual duct system.	
	1990±	3	15.0±	Elevator Shaft - Information not available.		

						Evaluator's Name:	LARRY SCHMIDT
						& Company:	KOLIGER SCHMIDT architect-engineer

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required

Upgrading/ Modernization (identify whether minor or major)	1982 1984 2000	ALL	925.2 221.9	Minor modernization Minor modernization Cosmetic modernization to floors and walls.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None.		
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	- Misc. metals site accessories requires to be painted. - Subsoil problems throughout the site. - Concrete sidewalk repairs/replacement. Roadway/parking requires asphalt resurfacing.	$ 146,000.00
2	**Building Exterior**	- Exterior Blockwork has recently been painted. - No weep holes in masonry walls, mortar joints have deteriorated throughout. - Numerous masonry cracks were also noted. - Exterior wood frame windows should be upgraded.	$ 473,500.00
3	**Building Interior**	- Asbestos exists throughout - crawlspaces, flooring, ceilings, walls, millwork, and mechanical piping. - Walls show Numerous repaired cracks. - Various doors and hardware have been removed. - Some classrooms have tiered floor sections. This allows students to access and damage Asbestos ceiling finish.	$ 250,800.00
4	**Mechanical Systems**	- Domestic water and storm piping rusting throughout building, domestic system heater needs replacing. - Steam boilers components are in poor condition; condensate tank is flooding and spraying water. Recommend entire heating/ventilation retrofit. - Insulation on all piping and ducting is poor; very hot in corridors due to poor control; exhaust system requires review. - Classroom temperatures are excessively hot or cold.	$ 3,870,500.00
5	**Electrical Systems**	- Areas have mixture of WW and CW lamps - all should be CW. - Energy Efficiency Program should be implemented. - F.A. System - numerous bells and strobes are painted white and should be red. - Numerous outlets require coverplates.	$ 460,000.00
6	**Portable Buildings**	None	$ -
7	**Space Adequacy:**		
	7.1 Classrooms	Deficiency -426.0	
	7.2 Science Rooms/Labs	Deficiency -160.7	
	7.3 Ancillary Areas	Surplus 996.3	
	7.4 Gymnasium	Deficiency -185.5	
	7.5 Library/Resource Areas	Deficiency -136.7	
	7.6 Administration/Staff Areas	Surplus 24.6	
	7.7 CTS Areas	Surplus 21.1	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 2467.9	
	Overall School Conditions & Estim. Costs		$ 5,200,800.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Adequate in size for the current school program.	
1.1.2	Outdoor athletic areas.	4	Adequate for the current school program.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate for the current school program.	
1.1.4	Site landscaping.	4	Adequate for the current school program.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Adequate, **but paint misc. metals, and install new guard-rails and handrails.**	$ 7,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor, puddling in areas drains towards building. **Regrade and landscape as required.**	$ 30,000.00
1.1.7	Evidence of sub-soil problems.	2	Sidewalks and asphalt parking/driveways are sinking in areas. The masonry mortar joints are (re-occurring) cracked throughout the school. **Structural investigation** should be undertaken. **Cost of Structural investigation only.**	$ 7,500.00
1.1.8	Safety and security concerns due to site conditions.	3	Sidewalks sinking and very uneven. Repair/replace sidewalks as required.	See Item 1.3.4
Other		N/A	N/A	

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	No concerns at time of survey.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt - surface in poor condition. **Resurface asphalt as required.**	$ 30,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-Street bus drop-off.	
1.2.4	Fire vehicle access.	4	Acceptable.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

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	No concerns at time of survey.	
1.3.2	Layout and safety of parking lots.	3	Refer to item 1.1.7	See Item 1.1.7
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt poor - pot holes in areas. **Resurface as required**.	$ 45,000.00
1.3.4	Layout and safety of sidewalks.	3	Sidewalks sinking and very uneven. Repair/replace sidewalks as required. Refer to item 1.1.8	$ 25,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete/asphalt - Refer to item 1.3.4	See Item 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	3	Curb cuts required in city sidewalk.	$ 1,500.00
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			$ 146,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	ALL	Some floor cracks were visible.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	ALL	Horizontal and vertical mortar joints cracks were noted throughout the school. **A structural evaluation with recommended method of repairs should be undertaken. Repair cracks and paint as required. Refer to item 1.1.7**	See Item 1.1.7
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	Roof structures are in fair condition	
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	ALL	Original building was reroofed in 1992, 1995, and 1996 1970 structure was reroofed in 1992 1959 structure was not reroofed. **Reroof 1959 structure.**	$ 35,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Good condition - repaint as required.	$ 2,500.00
2.2.3	Control of ice and snow falling from roof.	4	ALL	No concerns at time of survey.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		N/A	
Other		N/A		N/A	

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).	3	ALL	No weep holes in wall. Brick veneer has numerous stress cracks at various locations. Incorporate weep holes as required. Re-point mortar joints at concrete block walls/brick veneer and paint as required.	$ 70,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	No concerns at time of survey.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	ALL	Various cracks and deteriorating mortar joints were noted in masonry veneer. No weep holes were visible in exterior masonry walls.	See Item 1.1.7
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No concerns at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	ALL	Masonry joint cracks throughout buildings. Refer to item 1.1.7	See Item 1.1.7
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Doors in fair condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Generally in fair condition. However door closers are the original. **Replace door closers and install sound and weatherstripping is required in areas.** **Provide and install barrier free access door hardware as required.**	$ 12,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	**Provide and install barrier free door operator as required.**	$ 4,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	ALL	Original wood frame windows throughout. Replace with new windows as required.	$ 350,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Refer to item 2.4.4	See Item 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	
	Overall Bldg Exterior Condition & Estim Costs				$ 473,500.00

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	ALL	Masonry cracks throughout. **Refer to item 2.1.2**	See Item 2.1.2
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	ALL	Surface cracks are prevalent throughout main floor. Various corridor flooring has been upgraded to conceal cracks.	See Item 1.1.7
Other		N/A		N/A	
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	ALL	Terrazzo Floor finish in some areas is in good condition. Terrazzo floor has been covered by Linoleum in areas. Hardwood floor finish in Gymnasiums in fair condition. 6 classrooms have tiered sections - **remove tiers (patch repair and make good walls and floor) and install new flooring and paint as required.** 75% of classrooms have the original Vinyl Asbestos Tile. **Replace with new floor finishes.**	$ 135,000.00
3.2.2	Wall materials and finishes.	3	ALL	Painted concrete block walls have cracked mortar joints throughout. A structural evaluation should be undertaken.	See Item 1.1.7
3.2.3	Ceiling materials and finishes.	3	ALL	Sprayed on sound/fireproofing on underside of floor/roof decks. **Asbestos has been found in this product.** Suspend acoustic ceiling tiles - **Clean or replace ceiling tiles as required.** **Painted plywood ceiling panels are used in corridors concealing the asbestos.**	$ 2,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	ALL	Various doors and frames are not labelled, but appear to be constructed of proper materials. Numerous Vestibule doors and associated hardware have been removed. **Install doors and hardware as required.** Door closers or the original, and should be **upgraded to current models.**	$ 15,000.00
3.2.5	Millwork	3	ALL	Various units require refinishing. Additional millwork is required in 20% of classrooms.	$ 25,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	ALL	Chalkboards are in poor condition. **Install (75% of classrooms) whiteboards as required.**	$ 20,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1958	Paint/stain misc. items as required. Electrical light fixtures should be recessed into the ceiling. Paint gym lines as required. Provide and install acoustic treatment in (2) Gymnasiums.	$ 42,300.00
3.2.8	Washroom materials and finishes.	4	ALL	Terrazzo floor finishes, painted ceramic tile wall finishes/or painted concrete block and drywall ceilings are in fair condition.	
Other		N/A		N/A	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	ALL	Non combustible construction non-sprinklered building. Approximately 12 sprinkler heads were noted in this 3 storey building?	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	ALL	**Fire stop all fire separations (pipe/conduit penetrations) as required.**	$ 8,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	ALL	Acceptable.	
3.3.4	Exiting distances and access to exits.	4	ALL	Acceptable.	
3.3.5	Barrier-free access.	3	1958	**Refer to item 2.4.1**	See Item 2.4.1
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	ALL	**Asbestos is found throughout structures.**	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	ALL	**Ventilation, heating system and air quality is of concern. Further investigation is required. Handrails in staircase should be extended beyond nosings.**	$ 3,500.00
Other		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				$ 250,800.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	ALL	Several catch basins on site drain to Municipal combination storm/sewer.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	ALL	Hose bibs all around building.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	ALL	Fire hydrants across street from school. Siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	ALL	Sprinkler system in some exit stairwells. Hose cabinets throughout. In Section 4.4.1 we recommend retrofitting the mechanical system, if this is done the sprinklers must be brought up to Code,	$ 325,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	N/A		N/A	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1970	Commercial kitchen hood has extinguishers.	
Other		N/A		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	ALL	Municipal water supply provides adequate pressure and volume.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	ALL	Domestic water backflow preventors in good condition.	
4.3.4	Piping and fittings.	2	ALL	Domestic water piping in poor condition. Rust noted on piping in several locations around school. Recommend retrofitting entire plumbing system.	$ 1,300,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2	ALL	Washroom fixtures are original and replacement parts are difficult to find, recommend replacing.	See Item 4.3.4
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2	ALL	Domestic hot water heating oversized for facilities needs. Isolation valves leak. Requires steam boilers to operate. Asbestos insulation. Recircirculation pump is new. Recommend replacing hot water tanks with new conventional system and provide kitchen with its own heater.	See Item 4.3.4
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	2	ALL	Sanitary and storm within building flow to combined Municipal system. Storm piping within building rusting.	See Item 4.3.4
Other		4	1970	Grease trap for commercial kitchen is difficult to access.	

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).	1	ALL	3 Cleaver Brooks Steam Boilers provide central heating for entire school. - ALL boiler blow down lines require replacement. - ALL boiler isolation valves require replacement. - ALL boiler accessories require replacement. - Condensate tank overflows and sprays hot water due to excessive water in system. This is a critical item and needs to be addressed immediately.	$ 754,000.00
			1958 & 1959	In corridors, heating is provided by fin radiation cabinets. In classrooms, heating and ventilation is provided by Univents. The air from the Univents is often too hot or too cold. **Recommend retrofitting entire heating system.**	
			1970	Central air handling units provide forced air heating from dual duct system.	
4.4.2	Heating controls (including use of current energy management technology.	2	ALL	Pneumatic controllers with night set back for Univents and duct boxes, Danfos steam valve controllers for fin radiation cabinets control poorly and should be replaced. Pneumatic compressor leaks oil. Many problems reported with the control system that need to be upgraded. If entire system is not replaced, budget $40,000.00 for repairs.	See Item 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	ALL	Combustion air adequate and chimney adequate.	
4.4.4	Treatment of water used in heating systems.	4	ALL	Steam water is treated regularly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	ALL	Good.	
4.4.6	Heating air filtration systems and filters.	4	ALL	All Univents currently being cleaned.	
4.4.7	Heating humidification systems and components.	4	ALL	Steam humidification disconnected.	

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	1958 1959	**Piping marginal.**	See Item 4.4.1
			1970	Ducting adequate.	
4.4.9	Heating piping, valve and/or duct insulation.	2	ALL	Insulation poor throughout the building for steam and condensate - needs replacing.	See Item 4.4.1
4.4.10	Heat exchangers.	2	ALL	Adequate.	See Item 4.4.1
			1970	Preheat coil in AHU is frozen and broken.	
4.4.11	Heating mixing boxes, dampers and linkages.	3	ALL	Some dampers for Univents in poor condition.	See Item 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	ALL	Corridors are very hot due to poor control. Classrooms temperature swings from hot to cold because of poor condition and control of Univents.	See Item 4.4.1
4.4.13	Zone/unit heaters and controls.	4	1958	Gym change rooms and Stage workshops have steam unit heaters with line voltage thermostats.	
			1959	CTS space has unit heater with line voltage thermostat.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**				
4.5.1	Air handling units capacity and condition.	3	1958 1958/59 1970	2 supply and 2 return fans for small and large Gym are marginal. Supply fans for change rooms are adequate. Ventilation for classrooms provided by Univents. All are original and should be replaced with a modern system. Built up unit serves overhead dual duct high velocity system.	$ 838,500.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	ALL	As an indicator of Fresh Air supplied to occupied spaces, CO_2 short term measurements were taken in selected locations. ASHRAE recommends levels to be below 1000 PPM. administration Office ----1000 PPM Classroom 212----------750 PPM Results: Sufficient outside air seems to be supplied to classrooms.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	ALL	See Item 4.5.2.	
4.5.4	Exhaust systems capacity and condition.	2	1958 1959 1970	4 central exhaust fans exhaust the air from classrooms through grilles in doors. Recent renovations covered some of these grilles. **Entire exhaust system philosophy should be investigated and airflows measured.** All washroom exhaust is adequate. Adequate.	See Item 4.5.1
4.5.5	Separation of out flow from air intakes.	4	ALL	Separations for all out flow from intake are adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1958 1970	Chemistry room has fume hoods for exhaust. Commercial kitchen has exhaust hood. Home Economics has hoods over all ranges. CTS has dust collector in crawlspace for saws, etc.	
Other		N/A		N/A	

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).	3	1958 1970	Push button "ON" in Gyms for activation. **Many problems reported with controls. See item 4.7.1.**	See Item 4.7.1
4.5.8	Air filtration systems and filters.	4	ALL	No problems reported with filters.	
4.5.9	Humidification system and components.	4	ALL	See item 4.4.7	
4.5.10	Heat exchangers.	4	1958 1970	Steam heating coils in supply air units are in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1958 1959 1970	All ducting for supply, return, exhaust system should be cleaned. Condition of insulation inside ducts needs to be inspected. Relief damper required in built up unit to prevent collapse on damper failure.	$ 3,000.00
Other	Crawlspace	N/A		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).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		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	ALL	DDC Monitors status of system and controls night setback. In Items 4.4.1 and 4.5.1 we are recommending a complete retrofit of the heating and ventilation systems. If controls are upgraded at the same time the cost is as shown. If just repaired, refer to item 4.4.2.	$ 650,000.00
	Overall Mech Systems Condition & Estim. Costs				$3,870,500.00

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		1200 Amp, 600 V, 3 Phase, 4 Wire. Underground service from outside padmount transformer, NW side of building. No capacity to add spare breakers.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Outside site light is 500 W incandescent. Light levels are adequate but consideration should be given to using more efficient HID's HP's or MH.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		60 plug ins fed from 24 circuit panel CP with 20A - 2P breakers. In good condition. Capacity is tight if all are fed from Panel CP. There is the possibility that the plug ins are fed from another panel also but not able to verify this.	
Other		N/A		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).	3		Edwards F.A. System (no model number), addressable - in good condition. **Bells and strobes are white instead of red.**	$4,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency back packs and remote heads in good locations.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5		LED Type in good condition.	
Other		N/A		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.	N/A		None. Power quality in area is good.	
5.3.2	Panels and wireways capacity and condition.	3		Panels are in good condition. A panel near entrance to Basement Boiler Room has cover removed. A panel in Kitchen area is not identified. A panel in coat check room is not identified. Panels have 20% spare capacity.	$800.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	3		Conference Room by Cafeteria has 2 outlet boxes requiring coverplates. Light switch in Storage Room near Nutrition area is installed up side down (Up = Off / Down = On). Room 107 - 3 outlets require coverplates. Room 104 - 5 outlets require coverplates. Library - numerous outlets require coverplates.	$ 200.00
5.3.5	Motor controls.	5		Motor controls are in good condition.	
Other		N/A		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		Classrooms: 550 lux Gym: 400 lux General Office: 350 lux Computer Room: 600 lux Cafeteria: 450 lux Staff Lounge: 600 lux Light levels are adequate. Mixture of WW and CW fluorescent in Cafeteria, Rooms 116 and 120, Corridor by Room 116, Boys Locker Room by Gym and Library. This affects lighting quality. Address replacement of lamps with energy retrofit. Fixtures in Room 135, Office and Storage adjacent to Room 135, Room 137, 2nd Floor Dark Room are missing covers. See Item 5.4.3	See Item 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Presently using Val-Master Rapid Start Ballasts. Consideration should be give to using T8 fluorescent with electronic ballasts. See Item 5.4.3	See Item 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Consideration should be give to using T8 type fluorescent with electronic ballasts. No Energy Efficiency Program in place. Energy retrofit recommended.	$ 455,000.00
Other		N/A		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).	5		Combination of old Edmonton Telephones and Meridian Northern Telecom, in good working order.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Magnum Alert Security and Cable TV. Multicom 2000 Intercom. All in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Category 5 cabling.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		In wire mold and secured to walls. Installed as per good Trade practices.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A		N/A	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5		Provision made for dedicated circuit with hubs and switches.	
Other		N/A		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		N/A	
5.6.2	Intrusion alarms (if applicable).	5		Magnum Alert Security Keypad with motion detectors, in good condition.	
5.6.3	Master clock system (if applicable).	5		Simplex Type Master Clock system in good condition.	
Other		N/A		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).	5		Otis - 4000 lbs. Capacity. Emergency stop button. Phone in elevator.	
5.7.2	Condition of elevators/lifts.	5		Touch sensitive door with electric eye - in good working order.	
5.7.3	Lighting and ventilation of elevators/lifts.	5		Fluorescent type fixtures with egg crate type lens. Ventilation operating.	
Other		N/A		Elevator built in approx. 1984-85	
	Overall Elect. Systems Condition & Estim Costs				$460,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**NONE AT THIS SITE**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	35	83.8	2934.0	42	80.0	3360.0	-426.0	The Standard Assessment and Utilization Report shows this school with a Total Capacity of 1680 and exemptions totalling 570. Our calculations for an equivalent new facility ignore the exemptions. Note, however, that this school has been functionally restructured and that the Key Plans and attached area breakdowns, that were provided for our use, are incorrect. Note, also, that the capacity rating for this school as shown on the Key Plan area breakdowns appears to be incomplete; although it shows a total capacity rating of 1680, the room-by-room ratings that are shown do not add up to that figure. We reconciled these tabulations at a room-by-room level, by making assumptions about probable ratings and our calculations for an equivalent new facility are based on the rated capacity of 1680. The area breakdown for the existing school is based on a combination of the Key Plan areas and our estimates of the adjustments to areas which occurred as a result of the restructuring. Classroom size shown is an average area.
7.2	Science Rooms/Labs	9	88.8	799.3	8	120.0	960.0	-160.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	15	125.8	1886.3	2 7	130.0 90.0	890.0	996.3	Includes cadet museum
7.4	Gymnasium (incl. gym storage)	2		1402.0	1 1	1487.5 100.0	1587.5	-185.5	
7.5	Library/Resource Areas	1		535.8	1		672.5	-136.7	
7.6	Administration/Staff, Physical Education, Storage Areas			1791.1			1766.5	24.6	
7.7	CTS Areas								
	7.7.1 Business Education	1	136.1	136.1	1	115.0	115.0	21.1	
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	9	198.3	1784.4	9		1784.4	0.0	Includes dance studio etc. and weight room. Inasmuch as there are users presently occupying spaces formerly established for conventional educational programs, we concluded that calculating an equivalent new facility area for such programs would not provide valid comparative data. Consequently, we have included an allowance for this section of the facility area table, equal to the space being used.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, WC area)			5771.8			3303.9	2467.9	
	Overall Space Adequacy Assessment			17,040.8			14,439.8	2601.0	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE