School Name: King Edward Elementary School
Location: Edmonton, AB

School Code: 7217
Facility Code: 1307

Region: North
Jurisdiction: Edmonton School District #7

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

Grades: K-VI

School Capacity: 340

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	1959	2	3625	Masonry wall and steel trusses.	Two steam boilers, steam heating and unit ventilators in classrooms. Gymnasium air handling unit has steam coil.	Boiler and ventilation systems exceeded life expectancy and should be replaced.
Additions/ Expansions						

Evaluator's Name: Richard Isaac, MRAIC, MAAA
& Company: Manasc Isaac Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	1981			Asbestos abatement (library and 2nd floor classrooms).		
	1987			Fire code upgrade.		
	1995			Replace roofing and windows.		
	1997			Asbestos removal		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				N/A		

List of Reports/ Supplementary Information	None available.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Good, large school site with adequate equipment. Some subsidence of sidewalks.	$ 42,000.00
2	**Building Exterior**	The exterior is in good condition.	$ -
3	**Building Interior**	Some repairs and renovation is required.	$ 95,000.00
4	**Mechanical Systems**	Heating plant consists of two older steam boilers which have had corrosion problems. Classrooms have older classroom ventilators with steam heating. Gymnasium heating and vent unit is in poor condition. Administration area has no ventilation system. Plumbing systems and piping are in poor condition and should be replaced.	$ 720,000.00
5	**Electrical Systems**	The electrical systems are well maintained and in acceptable condition. The electrical power distribution system meets current school requirements and can be easily expanded to meet future expansion. The original lighting systems are adequate but lighting levels are low due to disconnected fixtures. An energy conservation retrofit of the lighting systems is in place with one half of the school modified. The fire alarm system does not have any visual signal appliances. (strobes). Communication systems are hardwired and do not meet current technology standards for new schools.	$ 21,000.00
6	**Portable Buildings**	N/A	$ -
7	**Space Adequacy:** **7.1 Classrooms**	School capacity = 340, enrollment = 176. The school has more classrooms than needed.	
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium	Larger than standard.	
	7.5 Library/Resource Areas	Very good library, with excellent daylighting.	
	7.6 Administration/Staff Areas	Good space.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	The school has generally an excess of space. It has leased some areas to a Nursery and Daycare (approximately 310 m2 of space).	
	Overall School Conditions & Estim. Costs		$ 878,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Adequate size.	
1.1.2	Outdoor athletic areas.	4	Adequate athletic areas.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Good equipment on playground. Replace one slide. Asphalt surface needs to be re-surfaced (asphalt is breaking up).	$15,000.00
1.1.4	Site landscaping.	4	Good	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Generally good. Some ground slopes towards the building and requires relevelling.	$ 5,000.00
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No safety concerns.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	2	Asphalt. See 1.3.3.	See 1.3.3

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Off-site drop-off, on the street.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	Good	
1.2.4	Fire vehicle access.			
1.2.5	Signage.			
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	12 with plug-ins.	
1.3.2	Layout and safety of parking lots.	4	Good	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt is breaking up and requires replacement.	$10,000.00
1.3.4	Layout and safety of sidewalks.	4	Good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Some cracks and uneven portions which require repair. Front sidewalk is cracked and requires replacement.	$12,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Good	
Other				
	Overall Site Conditions & Estimated Costs	4		$42,000.00

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	1959 No sign of any problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1959 No cracking visible on exterior.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959 No signs of any problems.	
Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1959	Roof is in good condition. Reroofing done in 1995.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1959	Good	
2.2.3	Control of ice and snow falling from roof.	4	1959	No problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1959	Good	
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	1959	No problems visible.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1959	No problems visible.	
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	1959	Good	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1959	Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1959	No problems visible.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1959	Good	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1959	Good	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1959	Good	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1959	Good	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1959	Good	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).				
Other					
	Overall Bldg Exterior Condition & Estim Costs	4			$ -

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	1959	Some cracks in block walls at masonry joints and control joint openings. Some cracks in drywall.	$ 6,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1959	Good	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1959	Good	
3.2.2	Wall materials and finishes.	3	1959	Repaint and repair of damaged areas.	$ 1,000.00
3.2.3	Ceiling materials and finishes.	3	1959	Some cracking in spray acoustic finish, repair and repaint.	$ 5,000.00

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.	4	1959	Good	
3.2.5	Millwork	3	1959	Painted countertops need plastic laminate (chipped paint). Reglue and repair countertops.	$ 8,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1959	Good	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1959	Good	
3.2.8	Washroom materials and finishes.	3	1959	Repair holes in ceramic tile where equipment has been removed (all washrooms).	$ 5,000.00
Other		3	1959	Handrail missing on stairway. Raise guards and stair handrail to code height.	$ 10,000.00

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**	
				A fire code upgrade was done in 1987. Under present code the footprint of 1815 m2 would require sprinklering (A2-2 storey).	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.		1959	Non-sprinklered, non-combustible construction.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	1959	Fire separation of exits and floor is not known.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	1959	Doors and frames at exit stairs are not labelled and may not be rated as required. One stair is without doors.	
3.3.4	Exiting distances and access to exits.	4	1959	Good	
3.3.5	Barrier-free access.	3	1959	This school is not barrier-free. Requires an elevator adjacent to an entrance, automatic door opener, and 2 barrier free washrooms.	$ 60,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Asbestos removed in 1981 and 1997. School reports that the main floor still contains asbestos. Mechanical system insulation may still have asbestos. Some light fixtures have been changed but some are still original (PCB).	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
	Overall Bldg Interior Condition & Estim Costs	3			$95,000.00

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).	F.I.	1959	Municipal sanitary and storm systems. Sewer back-up problems. Investigation using remote camera needed to establish condition.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	2	1959	Existing hose bibbs should be replaced.	See 4.3.3
4.1.3	Outside storage tanks.			None	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1959	Municipal fire hydrants in street. No siamese connection noted.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1959	Building is not sprinklered. Fire hose cabinets located throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1959	Hand held fire extinguishers located throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1959	Municipal water supply. No pressure or flow problems noted.	
4.3.2	Water treatment system(s).	-	-	-	
4.3.3	Pumps and valves (including backflow prevention valves).	2	1959	Valves are old and are deteriorated. Backflow prevention on fire line may not meet current codes.	$ 220,000.00
4.3.4	Piping and fittings.	2	1959	Copper piping and fittings are old and may contain lead.	See 4.3.3
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2	1959	Plumbing fixtures are old and finish is deteriorating.	See 4.3.3
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2	1959	Single gas fired heater with recirculation pump.	See 4.3.3
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	F.I.	1959	Blockages have occurred. See 4.1.1.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	2	1959	Two low pressure steam boilers (1959). Classroom unit ventilators have steam coils. Gymnasium air handling unit has steam coil.	$ 200,000.00
4.4.2	Heating controls (including use of current energy management technology.	2	1959	Pneumatic control devices. Some have started to fail.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	1959	Equipment is old and deteriorating.	See 4.4.1
4.4.4	Treatment of water used in heating systems.	-	-	-	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	2	1959	Old boilers and safety devices should be replaced.	See 4..4.1
4.4.6	Heating air filtration systems and filters.	-	-	-	
4.4.7	Heating humidification systems and components.	-	-	None	

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).	2	1959	Steam heating distribution piping should be replaced with hot water system.	See 4..4.1
4.4.9	Heating piping, valve and/or duct insulation.	2	1959	Insulation is damaged and may contain asbestos.	See 4..4.1
4.4.10	Heat exchangers.	-	-	-	
4.4.11	Heating mixing boxes, dampers and linkages.	2	1959	Gymnasium air handling unit has old dampers and linkages.	See 4..4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1959	Gymnasium is overheating. Unit ventilators in classrooms are old and should be replaced.	See 4..4.1
4.4.13	Zone/unit heaters and controls.	2	1959	Entrance heaters have control problems.	See 4..4.1
Other		-	-	-	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	1	1959	Gymnasium has older air handling unit. Classrooms have unit ventilators located at outside walls. New systems to be installed.	$ 190,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	1	1959	Does not appear to be sufficient capacity. Second floor classrooms do not appear to have outside air.	See 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	1	1959	Administration area has no ventilation system. Gymnasium system is poor.	See 4.5.1
4.5.4	Exhaust systems capacity and condition.	1	1959	Exceeded life expectancy.	See 4.5.1
4.5.5	Separation of out flow from air intakes.	-	-	-	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	-	-	-	
Other					

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

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).			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**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2	1959	Single pneumatic compressor. No D.D.C. system.	$ 110,000.00
	Overall Mech Systems Condition & Estim. Costs	2			$720,000.00

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	A 4160 v underground service supplies an indoor substation with a dry type transformer. Secondary voltage is 120/208 volts 3 phase 4 wire 600 amperes.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Incandescent surface mounted luminaires at building exits and entrances in acceptable condition. Some fixtures removed, no lighting in parking area, industrial HID floodlights at main entrance	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	24 exterior vehicle plug-ins on metal rail structure in good condition.	
Other				

5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		Edwards 6632 hard wired system . Meets code requirements with exception of visual strobe signal appliances	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting provided by Lumacell battery units with remote heads. Meets current code requirements.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Incandescent Exit signage provided at all exits -- meets code requirements.	
Other					

Section 5	Electrical Systems	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
5.3	**Power Supply and Distribution**				
5.3.1	Power service surge protection.	**2**		**None**	**$ 3,000.00**
5.3.2	Panels and wireways capacity and condition.	**5**		**Branch circuit wiring is supplied by Cutler Hammer panelboards located in the main mechanical room, electrical room janitor's room, corridors and office. All panelboards and wireways are in good condition. School has been pre-wired for future expansion of outlets.**	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			**None**	
5.3.4	General wiring devices and methods.	**4**		**All wiring devices are specification grade with stainless steel cover plates. Wiring is copper with RW-90 insulation.**	
5.3.5	Motor controls.	4		**Individual Cutler Hammer magnetic and manual motor starters are mounted on splitter troughs. All equipment is in acceptable condition.**	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Lighting is generally fluorescent, on main floor surface mounted 1x4 2 lamp luminaires with wraparound acrylic lens in the classrooms, recessed 1 lamp 1 x 4s in the corridors, surface mounted strip lights with wire guards in the gymnasium, industrial strip lamps in the computer room T12 40 watt lamps, electromagnetic ballasts Second floor classrooms have been renovated and lighting replaced with 2x4 3lamp t8 parabolic luminaires providing 300 to 900 lux based on multi-level switching. Classroom and administration areas -- 400 - 600 lux, Corridors --250 lux, Gymnasium 300 lux.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Replacement on failure, no PCB Ballasts reported or noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		An energy retrofit program is in place and implemented as renovations proceed.	
Other					

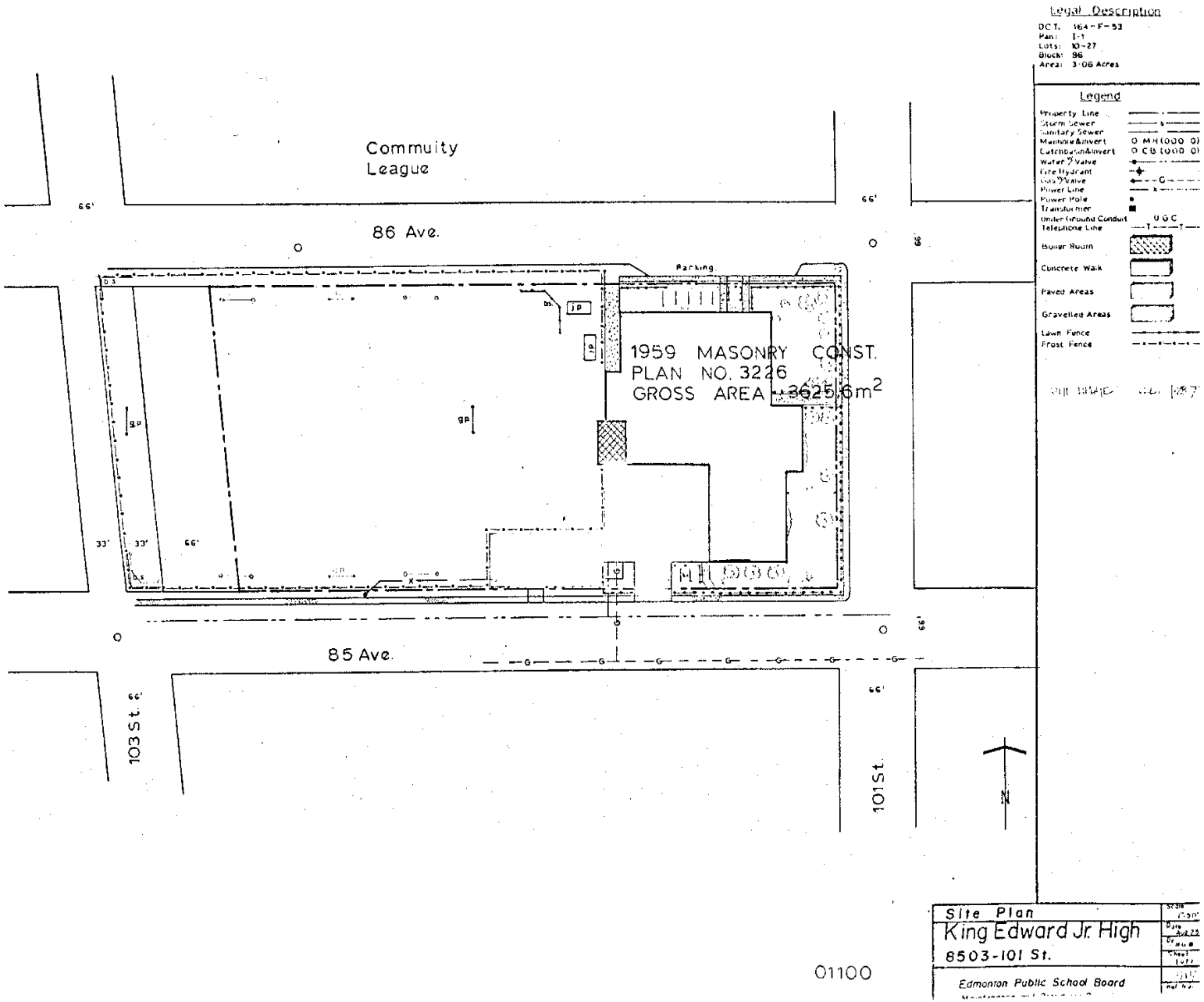
Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	3		NEC Meridian 2 line telephone system does not meet school requirements	$ 6,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Hardwired Rauland system with master station in the general office. No tie-in to telephone system. Does not meet school requirements	$ 12,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		Data cabling run to all classrooms and administration areas to Category 5 requirements.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cable run in conduit and surface raceway systems in walls and some ceiling areas, some cable run free air in ceilings	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Patch panel located in Staff workroom.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5		Upgraded outlets and panelboards throughout school	
Other					

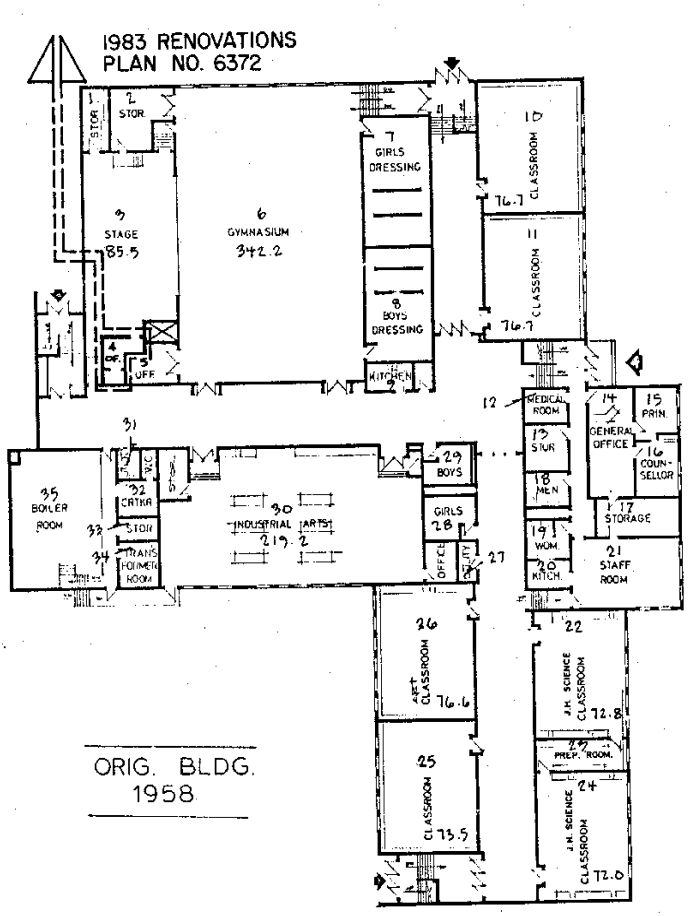
Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section** / **Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).		None	
5.6.2	Intrusion alarms (if applicable).	5	EPSB standard Magnum Alert system recently installed.	
5.6.3	Master clock system (if applicable).	4	There is no master clock system, all clocks are line voltage operated.	
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).			
5.7.2	Condition of elevators/lifts.			
5.7.3	Lighting and ventilation of elevators/lifts.			
Other				
	Overall Elect. Systems Condition & Estim Costs	4		$ 21,000.00

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.		N/A	
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			$ -

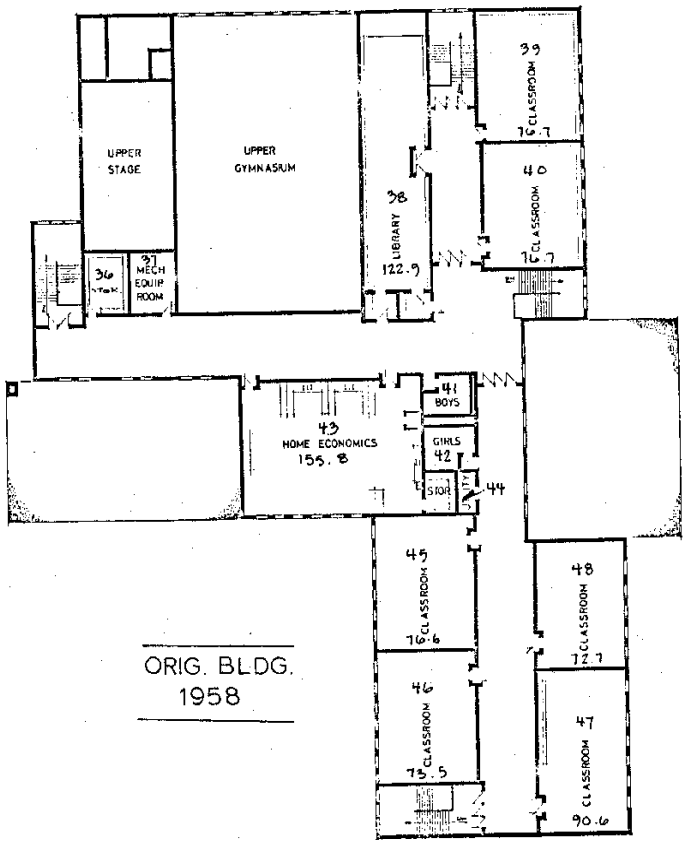
Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		838.5	4		320	518.5	School capacity = 340, enrollment = 176. The school has more classrooms than needed.
7.2	Science Rooms/Labs	1	76.6	76.6	1	95	95	-18.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		364.2			310	54.2	
7.4	Gymnasium (incl. gym storage)	1	360	360	1	275	275	85	Larger than standard.
7.5	Library/Resource Areas	1	219.2	219.2	1	100	100	119.2	Very good library, with excellent daylighting.
7.6	Administration/Staff, Physical Education, Storage Areas			362.2			257	105.2	Good space.
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)			1404.3			481	923.3	
	Overall Space Adequacy Assessment			3625			1838	1787	The school has generally an excess of space. It has leased some areas to a Nursery and Daycare (approximately 310 m2 of space)

Evaluation Component/ Sub-Component	Additional Notes and Comments


Legal Description
DCT: 164-F-53
Plan: I-1
Lots: 10-27
Block: 96
Area: 3.06 Acres
Legend
Property Line
Storm Sewer
Sanitary Sewer
Manhole&Invert
Catchbasin&Invert
Water Valve
Fire Hydrant
Gas Valve
Power Line
Power Pole
Transformer
Under Ground Conduit
Telephone Line
Boiler Room
Concrete Walk
Paved Areas
Gravelled Areas
Lawn Fence
Frost Fence
Community League
86 Ave.
Parking
1959 MASONRY CONST.
PLAN NO. 3226
GROSS AREA - 3625.6m2
85 Ave.
103 St.
101 St.
N
Site Plan
King Edward Jr. High
8503-101 St.
Edmonton Public School Board
01100



MAIN FLOOR PLAN



SECOND FLOOR PLAN