

School Name:	DUGGAN SCHOOL			School Code:	7218	
Location:	EDMONTON			Facility Code:	1242	
Region:	NORTH			Superintendent:	Dr. Emery Dosdall	
Jurisdiction:	EDMONTON SCHOOL DISTRICT NO. 7			Contact Person:	Bob Clark	
				Telephone:	(780) 429-8511	
Grades:	K - VI			School Capacity:	575	
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	1972	1	3707.6	Slab on grade with masonry support walls. Conventional built-up roof on Metal deck and OWSJ structure.	10 Lennox furnaces provide central heating and ventilation; 6 for east pods and 4 for offices. 2 Lennox multi-zone units provide heating and ventilation for middle pods. "Engineered Air" unit, installed in 1997, provides heating and ventilation for music room and gym.	
Additions/ Expansions	N/A					
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1982	1	209.2	Converted 3 classrooms to 2 classrooms - minor modernization.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1967	1.0	167.0	Wood frame construction. Asphalt shingle roof.	Combination heating and ventilation furnace for each portable.	These free standing structures are poorly constructed and have out lived their usefulness. The school has asked that they both be removed from this site.
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Resurface roadways/parking repair sidewalks and provide new playground equipment and bases. - Install new flag pole and paint misc. site accessories. - Incorporate a parking lot signage and gate control system.	\$ 245,500.00
2	Building Exterior	- Install required door hardware/operator - paint doors and misc. metals as required. - repair ceramic tile fascia as required.	\$ 50,600.00
3	Building Interior	- Various location throughout has masonry (wall) mortar cracks as well as floor cracks. - Upgrade original VCT flooring and dirty ceiling finishes as required. - Upgrade tops of wall to complete integrity of fire separations. Asbestos throughout roof structure. - Provide and install whiteboards, gym acoustic treatment and refinish millwork as required.	\$ 57,700.00
4	Mechanical Systems	- No backflow preventer on domestic water; drinking fountains need to be upgraded - 3 domestic hot water heaters requires replacement; some hot water piping requires insulating, 1 recirculation pump needs replacing - 10 Lennox furnaces and 2 multizone units need replacing. Some grilles in gym and corridor need replacing. - Washroom exhaust fans not operating.	\$ 187,000.00
5	Electrical Systems	- Install additional lighting for Parking Lot. - Install emergency battery packs and remote heads. - Install motion detectors for added security. - Energy Retrofit recommended.	\$ 147,589.00
6	Portable Buildings	<u>Architectural</u> : - The school has asked that they be removed from this site. <u>Electrical</u> : - Requires exit signs, other systems adequate. <u>Mechanical</u> : - Old furnaces require replacing.	\$ 30,000.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 124.4	
	7.2 Science Rooms/Labs	Deficiency -104.5	
	7.3 Ancillary Areas	Deficiency -218.8	
	7.4 Gymnasium	Deficiency -99.1	
	7.5 Library/Resource Areas	Deficiency -52.6	
	7.6 Administration/Staff Areas	Deficiency -96.2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 35.7	
	Overall School Conditions & Estim. Costs		\$ 718,389.00

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.	3	Equipment is required. Install new playground equipment with proper bases.	\$ 140,000.00
1.1.4	Site landscaping.	3	More grassed areas are required and additional trees. Provide and install landscaping as required.	\$ 15,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Adequate, but requires new flag pole, paint misc. metals and repairs to fence. Supply and install flag pole paint misc. metals and repair fence.	\$ 4,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor, puddling in areas. Regrade and landscape as required.	\$ 30,000.00
1.1.7	Evidence of sub-soil problems.	3	Water around building- high water table. Refer to item 1.1.6	See Item 1.1.6
1.1.8	Safety and security concerns due to site conditions.	3	Exterior exit doors bind at various times of the year.	See Item 1.1.6
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).	3	Provide gates for vehicular access. Re-designate parking stalls as required, and provide signage as required.	\$ 6,000.00
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 1.2.1	See Item 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt poor - pot holes in areas. Resurface as required.	\$ 18,000.00
1.3.4	Layout and safety of sidewalks.	3	Moves due to frost/thaw cycles. Mud jack some of the sidewalk to reduce excessive elevation differences.	\$ 2,500.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete - Refer to item 1.3.4	See Item 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate.	
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 245,500.00

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	1972	Some floor cracks were visible.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1972	Horizontal and vertical mortar joints cracks were noted throughout the school. A structural evaluation and method of repairs should be undertaken. Repair cracks and paint as required.	\$ 36,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1972	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 <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1972	Roofs are in fair condition	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1972	Good condition - repaint as required.	\$ 1,000.00
2.2.3	Control of ice and snow falling from roof.	4	1972	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	1972	Painted profile concrete block with some ceramic wall tiles. Ceramic tile has been damaged in areas. Repair Tile as required.	\$ 3,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1972	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).	4	1972	No concerns at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1972	No concerns at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1972	No concerns at time of survey.	
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1972	Barrier Free door operator required. No other concerns at time of survey.	\$ 5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1972	Generally in fair condition. Sound and weatherstripping is required in areas.	\$ 1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1972	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).	4	1972	Alum. Windows throughout in fair condition	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1972	Some hardware for windows are broken - repair and install new parts as required.	\$ 600.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1972	No concerns at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 50,600.00

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1972	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	1972	Cracks in various locations. VCT flooring in corridors have delaminated in various locations with mismatched tiles throughout. Replace VCT flooring as required.	\$ 22,800.00
Other		N/A		N/A	
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1972	Cracks in various locations. VCT flooring in corridors have delaminated in various locations with mismatched tiles throughout. Replace VCT flooring as required.	See Item 3.1.2
3.2.2	Wall materials and finishes.	3	1972	Painted concrete block walls have cracked mortar joints throughout. Vinyl clad demountable partitions are in fair condition.	See Item 2.1.2
3.2.3	Ceiling materials and finishes.	3	1972	Spray on sound/fireproofing on metal roof deck. Asbestos has been found in this product. Suspend acoustic ceiling tiles - Clean or replace ceiling tiles as required.	\$ 6,000.00

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	1972	No concerns at time of survey.	
3.2.5	Millwork	3	1972	Various units require refinishing. Additional millwork is required in 20% of classrooms.	\$ 12,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1972	Chalkboards are in poor condition. Install (75% of classrooms) whiteboards as required.	\$ 8,400.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1972	Paint miscellaneous items as required.	\$ 2,000.00
3.2.8	Washroom materials and finishes.	4	1972	Quarry tile floor finishes, ceramic tile wall finishes and acoustic tile ceiling are in fair condition.	
Other		N/A		N/A	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
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				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1972	Non combustible construction non-sprinklered building.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1972	Fire stop all fire separations (tops of partitions) as required	\$ 5,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1972	Acceptable.	
3.3.4	Exiting distances and access to exits.	4	1972	Acceptable.	
3.3.5	Barrier-free access.	3	1972	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.	1972	Asbestos is found on steel roof structure.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1972	Air quality is of concern. Further investigation is required.	\$ 1,500.00
Other		N/A		N/A	
Overall Bldg Interior Condition & Estim Costs					\$ 57,700.00

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	1972	Catch basins in front parking.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1972	Hose bibs.	
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	1972	Fire hydrant south of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1972	Hand pump extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
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	1972	Municipal water supply. Pressure and volume are adequate.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1972	No backflow prevention on domestic water.	\$ 2,000.00
4.3.4	Piping and fittings.	4	1972	Piping and fittings in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1972	Relatively new fixtures and trim for most washrooms. Drinking fountains need to be up-graded.	\$ 5,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1972	3 original domestic water heaters (1971) are due for replacement. Some hot water piping requires insulating. 1 Recirculation pump is leaking oil.	\$ 7,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1972	Sanitary and storm feed to Municipal sewer.	
Other		N/A		N/A	

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.4 Heating Systems			Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	2	1972	2 original Lennox multi-zone units serving middle pods, providing heating and ventilation. 6 original Lennox furnaces serve east pods, providing heating and ventilation. 4 original Lennox furnaces provide heating and ventilation for General offices. All of these units are at the end of their life and require constant maintenance - replace. New "Engineered Air" units provide heating and ventilation for Music Rooms and Gym.	\$ 150,000.00
4.4.2	Heating controls (including use of current energy management technology).	3	1972	Electric programmable thermostat in poor condition.	\$ 7,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1972	Combustion air requires cold air trap for all mechanical rooms.	\$ 2,000.00
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	1972	Filters changed regularly.	
4.4.7	Heating humidification systems and components.	4	1972	3 Vapac electric steam humidifiers not used.	

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).	3	1972	No problems reported with underground ductwork. Some Gym and corridor grilles need replacement.	\$ 2,000.00
4.4.9	Heating piping, valve and/or duct insulation.	N/A		N/A	
4.4.10	Heat exchangers.	2	1972	Some heat exchangers in furnaces changed recently but most in poor condition. See Item 4.4.1.	See Item 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	4	1972	Adequate.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.	1972	Several classroom teachers reported cold air blowing into the classrooms. Poor air circulation in Admin. Offices.	
4.4.13	Zone/unit heaters and controls.	N/A		N/A	
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.	2	1972 See Item 4.4.1.	See Item 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1972 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. Classroom 17-----680 PPM Library-----620 PPM Classroom 7-----800 PPM Results: The amount of outside air appears to be adequate.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1972 See Item 4.4.2	
4.5.4	Exhaust systems capacity and condition.	2	1972 Washroom exhausts were not operating.	\$ 12,000.00
4.5.5	Separation of out flow from air intakes.	4	1972 Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1972 6 Variable speed circulating fans in Gym.	
Other		N/A	N/A	

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost	
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>		
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>					
	4.5.7	Ventilation controls (including use of current energy management technology).	N/A	N/A		
	4.5.8	Air filtration systems and filters.	N/A	N/A		
	4.5.9	Humidification system and components.	N/A	N/A		
	4.5.10	Heat exchangers.	N/A	N/A		
	4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A	N/A		
	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.	4	1972	None in the school.	
Overall Mech Systems Condition & Estim. Costs					\$ 187,000.00

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).	5		Main service 600 Amp, 120/208V, 3 Phase, 4 Wire - underground	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Parking lot lighting is not adequate - more lighting required.	\$ 6,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		19 car plugs but it is not identified where the power feed is from.	
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).	5		F.A. Edwards G632 in place and tested annually. System is in good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2		No emergency back packs in place. New emergency lighting system needs to be installed.	\$ 6,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5		Amount in place as per Code.	
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	N/A		No surge protection. Power quality in the area is adequate.	
5.3.2	Panels and wireways capacity and condition.	4		Panels are old and showing signs of age. Many are not labelled properly e.g. labelled 42 ccts but directory says 40 ccts.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	3		Old emergency generator in place but it may not work, no record of testing or maintenance. May need replacing.	\$ 30,000.00
5.3.4	General wiring devices and methods.	5		Adequate wiring. Installed as per good Trade practices.	
5.3.5	Motor controls.	5		Controls in place and 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: 400 lux Library: 200 lux Gym: 500 - 600 lux Admin: 600 lux Lighting system is not within guidelines. Lighting retrofit is covered under Item 5.4.3. Light levels are below standards.	See Item 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Old defective ballasts are being replaced as they fail. All should be retrofitted to more efficient lighting and electronic ballasts. See Item 5.4.3.	See Item 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Need to upgrade to more efficient lamps. Complete energy retrofit program is required. Delamping every second light is not adequate measure.	\$ 101,839.00
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).	4		Old system by Edmonton Telephone. System is in fair condition and is operational.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Intercom by Isoetec tied into phone line. Teletale intrusion detection system. Systems are in fair condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Network cabling installed and is adequate with room for expansion. System installed as per good Trade practices.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Not installed in conduit but in fire space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Seems adequate but not much capacity for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		No dedicated receptacles. Approximately 50 new outlets needed for the classrooms.	\$ 1,750.00
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).	3		No motion detectors, only horns that activate constantly at night. Recommend motion detectors for added security.	\$ 2,000.00
5.6.3	Master clock system (if applicable).	N/A		Individual clocks in classrooms.	
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).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$ 147,589.00

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).	2	Poor structure, and poorly constructed. Administration said one of the portables has been condemned. Consideration should be given to having them removed from the school property. Demolish portable structures.	\$ 30,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Refer to item 6.1.1	See Item 6.1.1
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Refer to item 6.1.1	See Item 6.1.1
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Refer to item 6.1.1	See Item 6.1.1
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Refer to item 6.1.1	See Item 6.1.1
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Refer to item 6.1.1	See Item 6.1.1
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Refer to item 6.1.1	See Item 6.1.1
6.1.8	Heating system.	2	Old furnaces are in poor condition and would need replacing if portables are kept. Owner has requested that the buildings be removed from site.	See Item 6.1.1
6.1.9	Ventilation system.	2	See Item 6.1.8	See Item 6.1.1
6.1.10	Electrical, communication and data network systems.	3	Lighting 450 lux. No exit sign. Data outlets are adequate. Tied to Fire Alarm System.	See Item 6.1.1
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Poor structure, air quality	See Item 6.1.1
6.1.12	Barrier-free access.	3	No	See Item 6.1.1
	Overall Portable Bldgs Condition & Estim Costs			\$ 30,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	0	Port.	0	15	80.0	1200.0	124.4	This school was originally rated as 550 and reduced to a Total Capacity of 525 after a minor modernization, with exemptions totalling 75. Our calculations ignore the exemptions. There are 9 free-standing portables shown on the key plan, but they are not shown on the key plan's area breakdown sheet and don't figure into the rated capacity shown therein. 2 portables are shown on the Standard Assessment and Utilization Report. Consequently, for the purposes of this space adequacy evaluation, the portables have been ignored. Classroom size shown is an average area.
7.2	Science Rooms/Labs	1		85.5	2	95.0	190.0	-104.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	90.6	181.2	1	130.0	400.0	-218.8	
7.4	Gymnasium (incl. gym storage)	1		373.9	1	430.0	473.0	-99.1	
7.5	Library/Resource Areas	1		177.4	1		230.0	-52.6	
7.6	Administration/Staff, Physical Education, Storage Areas			418.1			514.3	-96.2	The disparity in total areas for this section are greater than the figures suggest as there are no Phys. Ed. Offices and no student dressing areas, but the total of mechanical rooms is 131.1 sq. m. versus the equivalent new facility allowance of 80.0 sq.m.
7.7	CTS Areas								
	7.7.1 Business Education			0.0					
	7.7.2 Home Economics			0.0					
	7.7.3 Industrial Arts			0.0					
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, WC area)			1147.1			1111.4	35.7	Other Non-Instructional Areas includes a 75.6 sq.m. stage, open to and at the same level as an adjoining Ancillary CR. It is also capable of opening to the gym by means of a folding door.
	Overall Space Adequacy Assessment			3707.6			4118.7	-411.1	Key plan area doesn't match Utilization Report area.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE