

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

School Name:	A.E. CROSS JR. HIGH SCHOOL			School Code:	9638	
Location:	3445 - 39th ST. S.W. CALGARY, ALBERTA			Facility Code:	1620	
Region:	SOUTH			Superintendent:	Dr. DONNA MICHAELS	
Jurisdiction:	CALGARY SCHOOL DISTRICT No. 19			Contact Person:	Ms. LEANNE SOLIGO	
				Telephone:	(403) 214-1123	
Grades:	7 - 12			School Capacity:	955	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1960	2	6420.2	MASONRY, COLUMN AND BEAM WITH CURTAIN WALL, FLAT ROOF	STEAM HEATING SYSTEM VENTALIATION WITH SWAMP COOLERS WITH GLYCOL PREHEAT	MODERNIZATION REQUIRED
Additions/ Expansions	1966	2	2644	MASONRY, COLUMN AND BEAM WITH CURTAIN WALL, FLAT ROOF	CONVERSION TO HOT WATER HEATING	MODERNIZATION REQUIRED
			TOTAL			
			9064.2			
					Evaluator's Name:	WINSTON DZIVER
					& Company:	GOWLING & GIBB ARCHITECTS

Upgrading/ Modernization (identify whether minor or major)	1960 (1983)	1	270	SAME	SAME	MINOR - CHANGE TWO CR TO LUNCH ROOM
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					NONE ON THIS SITE.
List of Reports/ Supplementary Information	ROOFING INSPECTION REPORT NOT PREPARED. AUTHORITY JURISDICTION INSPECTION REPORT(S) NOT PREPARED. HAZARDOUS MATERIALS AUDIT AVAILABLE - "MANAGE IN PLACE" POLICY IN EFFECT					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	MINOR REPAIR OF ASPHALT PAD SLOPING TOWARD BUILDING. NOTE: SITE SNOW COVERED - ALL CONDITIONS NOT VIEWED	\$2,500.00
2	Building Exterior	REPLACE CURTAIN WALLS, EXTERIOR DOORS AND MINOR PAINTING	\$587,500.00
3	Building Interior	MAJOR MODERIZATION - MATERIALS, FINISHES, DOORS AND FITMENTS.	\$1,423,300.00
4	Mechanical Systems	REPLACE PLUMBING FIXTURES AND TRIMS. PARTIAL PLUMBING PIPING REPLACEMENT, CONTROL SYSTEM REQUIRES REPLACEMENT, GAS FIRED OUTDOOR MAKE-UP AIR UNIT REQUIRES REPLACEMENT, REVIEW CONTROLS AND AIR BALANCE. REPLACE BOILER SYSTEM. REPLACE VENTILATION SYSTEM	\$1,435,025.00
5	Electrical Systems	LIFE SAFETY SYSTEMS REQUIRE ADDITIONAL DEVICES AND FIXTURES, ADD SURGE PROTECTION, ADD EXTERIOR LIGHTS, NEW LIGHTING REQUIRED THROUGHOUT.	\$468,500.00
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	SEE ALL ABOVE COMMENTS. THIS AREA IS DEFICIENT (289.8 m2)	
	7.2 Science Rooms/Labs	SEE ALL ABOVE COMMENTS. THIS AREA IS DEFICIENT (141.0 m2)	
	7.3 Ancillary Areas	SEE ALL ABOVE COMMENTS. THIS AREA HAS A SURPLUS OF 388.7m2	
	7.4 Gymnasium	SEE ALL ABOVE COMMENTS. THIS AREA HAS A SURPLUS OF 76.7 m2	
	7.5 Library/Resource Areas	SEE ALL ABOVE COMMENTS. THIS AREA IS DEFICIENT (51.8 m2)	
	7.6 Administration/Staff Areas	SEE ALL ABOVE COMMENTS. THIS AREA HAS A SURPLUS OF 135.2 m2	
	7.7 CTS Areas	SEE ALL ABOVE COMMENTS. THIS AREA IS DEFICIENT (667 m2)	
	7.8 Other Non-Instructional Areas (incl. gross-up)	SEE ALL ABOVE COMMENTS. THIS AREA HAS A SURPLUS OF 2.5 m2	
	Overall School Conditions & Estim. Costs		\$3,916,825.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	SITE SIZE ADEQUATE FOR FUNCTIONAL AND EDUCATIONAL NEEDS	
1.1.2	Outdoor athletic areas.	4	APPEARS ADEQUATE / AREAS SNOW COVERED - CONDITION NOT DETERMINED.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	-TENNIS COURTS SNOW COVERED - CONDITION NOT DETERMINED -TWO HALF COURT BASKETBALL AREAS SNOW COVERED - CONDITION NOT DETERMINED	
1.1.4	Site landscaping.	4	ACCEPTABLE - TREES AND SHRUBS AT FRONT OF BUILDING AND SHRUBS OTHER AREAS.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	PIPE RAIL, WROUGHT IRON, CHAIN LINK AND POST AND CABLE - ALL IN GOOD CONDITION.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	GENERALLY GOOD EXCEPT AT SOUTH SIDE OF 1966 ADDITION WHERE ASPHALT PAVING AT CONC. WALK SLOPES TO BUILDING - REMOVE ASPHALT AND REPLACE WITH CONCRETE. NOTE: SITE SNOW COVERED - ALL CONDITIONS NOT OBSERVED.	\$2,500
1.1.7	Evidence of sub-soil problems.	4	NO PROBLEMS NOTED.	
1.1.8	Safety and security concerns due to site conditions.	4	NONE NOTED.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	ONE VEHICLE ACCESS POINT - ACCEPTABLE FOUR PEDESTRIAN ACCESS POINTS - ACCEPTABLE	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	SITE SNOW COVERED. POSSIBLE GRAVEL ROADWAY - EXTENT AND CONDITION NOT DETERMINED	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	STREET BUS DROP-OFF ZONE	
1.2.4	Fire vehicle access.	4	ACCESS PROVIDED FROM STREET NOTE: GATED ACCESS TO SITE THROUGH PARKING LOT ON WEST SIDE OF BUILDING - CONFIRMATION OF POSSIBLE FIRE VEHICLE ACCESS ROAD NOT DETERMINED DUE TO SNOW COVER.	
1.2.5	Signage.	4	VISIBLE AND ACCEPTABLE.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	42 STAFF STALLS - ENERGIZED 16 VISITOR STALLS.	
1.3.2	Layout and safety of parking lots.	4	LAYOUT AND SAFETY ACCEPTABLE	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	PARKING LOT SNOW COVERED - GRAVEL SURFACING REPORTED - DRAINAGE NOT DETERMINED - POSSIBLE PROBLEM IF NO CATCH BASINS.	
1.3.4	Layout and safety of sidewalks.	F.I.	SITE SNOW COVERED - NOT OBSERVED. IN ALL AREAS - OBSERVED AREAS ACCEPTABLE.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	SITE SNOW COVERED - NOT OBSERVED.	
1.3.6	Curb cuts and ramps for barrier free access.	4	BARRIER FREE ACCESS RAMP AT MAIN ENTRY.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$2,500.00

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	ALL	NO PROBLEMS OBSERVED	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	NO PROBLEMS OBSERVED	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	NO PROBLEMS OBSERVED	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	ALL	ROOFING REPORTS HAVE NOT BEEN PREPARED AND ARE NOT AVAILABLE FROM CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	ALL	SEE 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4	ALL	FLAT ROOF(S)	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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	1960 1966	BRICK, STEEL COLUMN WITH CURTAIN WALL - PORTION OF 1960 STUCCO. SEE 2.4.4. FOR CURTAIN WALL.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	ALL	FASCIAS PREFINISHED METAL - SOFFITS AT CURTAIN WALL AREAS REQUIRE PAINTING	\$7,500.00
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	ALL	NONE NOTED - SEE 2.4.4.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		INTERNAL ROOF DRAINAGE TO STORM SEWER	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		NONE NOTED.	
Other		3	ALL	SCOPE OF WORK REQUIRED FOR MECHANICAL EQUIPMENT (BOILERS ETC.) REMOVAL / REPLACEMENT NOT DETERMINED - COST INDICATED IS ALLOWANCE ONLY FOR ONE MECHANICAL ROOM.	\$50,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	ALL	WOOD DOORS - DAMAGED, CHECKED, WARPED. REPLACE 30c/w HARDWARE, WEATHERSTRIPPING ETC.	\$30,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	REFERENCE AND COST IN 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	REFERENCE AND COST IN 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	ALL	- ORIGINAL ALUMINUM CURTAIN WALL SYSTEM - SWEATING, DAMAGED SEALS - INFILL SPANDRELS AND PROVIDE NEW WINDOWS. - ORIGINAL ALUMINUM WINDOWS SIM. TO CURTAIN WALLS - REPLACE WINDOWS.	\$500,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	ALL	REFERENCE AND COST IN 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	ALL	REFERENCE AND COST IN 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$587,500.00

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).	F.I.	1966	CONCRETE BLOCK CRACKING (ZONOLITE INSUL. ON FLOOR) IN 1966 ADDITION BOYS WASHROOM AT N.W. CORNER.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1966	FLOOR SETTLEMENT IN 1966 ADDITION TO BOYS WASHROOM AT N. WALL.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	- 12" x 12" VAT AND BATTLESHIP LINO IN FAIR TO POOR CONDITION - REPLACE	
				- CARPET WORN, OPEN SEAMS - REPLACE	
				- HARDWOOD GYM(S) AND STAGE - REFINISH	\$259,250.00
3.2.2	Wall materials and finishes.	3	ALL	CONC. AND GYP. BD. - PAINT THROUGHOUT	\$109,000.00
3.2.3	Ceiling materials and finishes.	3	ALL	- 12" x 12" GLUE-ON ACOUSTIC - DAMAGED, STAINED, MIS-MATCH PATCHED - REPLACE THROUGHOUT - 2' x 4' T-BAR/ACOUSTIC & GYP. BD. OKAY	\$180,000.00

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	ORIGINAL DOORS AND HARDWARE IN FAIR TO POOR CONDITION - REPLACE ALL (65 DOORS) NOTE: SEE ALSO 3.3.3. FOR RATED DOOR REPLACEMENT, AND 2.4.1. FOR EXTERIOR DOOR REPLACEMENT	\$32,500.00
3.2.5	Millwork	3	1966	- SCI FAIR TO POOR CONDITION - REPLACE c/w PROVISION FOR MECHNICAL RADIATION GRILLES - CR FAIR TO POOR CONDITION - REPLACE c/w PROVISION FOR MECHNICAL RADIATION GRILLES - ADMIN FAIR TO POOR CONDITION - REPLACE - KIT & STAFF FAIR TO POOR CONDITION - REPLACE	\$300,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	ALL	- CHALK BOARDS IN FAIR TO POOR CONDITION - REPLACE - TACK BOARDS IN FAIR TO POOR CONDITION - REPLACE	\$53,700.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	ALL	IA, HOME EC. AND GYM. EQUIP. REPORTED TO BE IN GOOD CONDITION.	
3.2.8	Washroom materials and finishes.	1	ALL	- CEILING - GYP. BD. OKAY - WALLS - CONC. BLK. WITH CERAMIC TILE WAINSCOTTING - REPLACE CERAMIC TILE - GYP. BD. - OKAY - FLOORS - QUARRY TILE OR MOSAIC - OKAY - PARTITIONS - ORIGINAL - OKAY - PROVIDE BARRIER FREE W/R'S - 2 EA. FLOOR	\$73,000.00
Other		3	1960	- FOLDING PARTITIONS IN GYMNASIUM AND ART ROOM DAMAGED - REPLACE	
				- REPLACE GYMNASIUM ACOUSTIC TREATMENT	
				- LOCKERS DAMAGED - REPLACE ALL	\$169,050.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>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></b>  3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.  3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).  3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).  3.3.4 Exiting distances and access to exits.  3.3.5 Barrier-free access.  3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).  3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)  Other		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		F.I.	ALL	AUTHORITY HAVING JURISDICTION REPORT NOT PREPARED OR AVAILBLE	
		F.I.	ALL	COMBUSTIBLE AND NON-COMBUSTIBLE; NO SPRINKLERS. NOTE: FLOOR AND ROOF CONSTRUCTION GENERALLY CONCEALED - NOT OBSERVED	
		F.I.	ALL	SEPARATIONS APPEAR TO BE PRESENT - ZONES APPEAR PRESENT EXCEPT ABOVE CEILING CONSTRUCTION AT CORRIDOR DOORS NOT OBSERVED (CONCEALED) - SEE ALSO 3.3.3.	
		2	ALL	- CORRIDOR WALLS APPEAR ACCEPTABLE - 26 DOORS NOT LATCHING, NOT LABELLED - REMAINDER DAMAGED IN FAIR TO POOR CONDITION - REPLACE ALL (172 DOORS TOTAL)	\$111,800.00
		F.I.	1966	- DOORS IN EAST/WEST CORRIDOR OF SOUTH 1966 ADDITION SWING INTO "CLOSED OFF" COURT YARD ACCESS - NO EXIT. - ZONE SEPARATION DOORS DO NOT LATCH - DEAD END AT 2ND FLR. WEST CORRIDOR - STORAGE ROOMS IN EXIT ENCLOSURES.	
		1	ALL	EXTERIOR RAMP EXISTS - PROVIDE NEW TWO STOP ELEVATOR (c/w HOISTWAY). (CBE PRIORITY)	\$125,000.00
		F.I.	ALL	- AUDIT AVAILABLE - "MANAGE IN PLACE" POLICY CURRENTLY IN EFFECT. - EXTENT OF HAZARDOUS MATERIALS AND ABATEMENT COSTS NOT DETERMINED.	
		N/A			
		3	1960	ONE CENTRAL FLOOR DRAIN IN BOYS SHOWER - NO TROUGH - MODIFY FLOOR SLOPES AND PROVIDE TROUGH TO MEET CODE REQUIREMENTS	\$10,000.00
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				\$1,423,300.00

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.		Snow-covered ground. Cannot locate catch basins.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior irrigation system available with a 3" dedicated water service c/w backflow preventers.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Street fire hydrants available, no siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe in hallway throughout the building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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		4" incoming municipal water service and split into 2-3" water services with 2 separate meters for potable water and non-potable water (irrigation). Insufficient water pressure to serve potable water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves in potable water supply, irrigation system, boiler make up water, and swamp coolers.	
4.3.4	Piping and fittings.	3		Drainage piping all cast iron. Domestic hot and cold water all copper. Insufficient water pressure to flush toilet. Replace supplies to flush valves.	\$10,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in good operating condition except for water pressure. Toilets slow flushing causing plug ups. Replace plumbing fixtures and trims (50% of plumbing cost to replace fixtures)	\$271,926.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Two residential size H.W. heaters to serve sinks, over 10 years old. Two commercial size hot water heaters to serve showers. Need replacement within 3-5 years.	\$10,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		General sanitary and storm sewers appears to be in good operating condition.	
Other		F.I.		Boys gang shower drain to centre of room - violation of plumbing code and health regulation.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Two gas fired steam boilers in good operation condition. Boilers appeared to be original. Original building, heat by steam. New additions and air ventilators heat by glycol hot water via glycol convertors. Capacities appeared satisfactory. System exceed service life.	\$407,889.00
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic, no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Sufficient combustion air available and chimney looks fine. No relief in boiler room - gas code requirement.	
4.4.4	Treatment of water used in heating systems.	3		Periodic water treatment provided. See 4.4.1	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	3		All functional. See 4.4.1	
4.4.6	Heating air filtration systems and filters.	3		Appears satisfactory. See 4.4.1	
4.4.7	Heating humidification systems and components.	N/A			



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		Distribution systems and associated components appeared to be in good shape. Only general routine maintenance required. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		No visible deterioration. See 4.4.1	
4.4.10	Heat exchangers.	3		Appears to be in good condition. See 4.4.1	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Appears to be in good condition. See 4.4.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Reasonable. Some room heat controls are not quite satisfactory resulting in overheating or insufficient heating. Air balance may be required.	\$10,000.00
4.4.13	Zone/unit heaters and controls.	3		Appears to be satisfactory. See 4.4.1	
Other		F.I.		There are problems with some classrooms being too warm and some classrooms being cold. It is believed to be caused by thermostat settings or faulty thermostat. They may even be caused by faulty control valves. Overall review of controls recommended. Main Gym - Phy Office used as storage - no ventilation Guidance Office exterior rooms are hot. Thermostat in interior room.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Indoor fan system (R.A) with fresh air mixing through swamp coolers to distribute ventilation air to all classrooms. Total of three separate air systems with eight swamp coolers. Library served by separate roof top gas fired unit with swamp cooler. I.A. room by separate indoor makeup and exhaust system, separate indoor make up air unit serve west gym. Equipment condition satisfactory. Units capacity unknown. All above equipment at end of life cycle. New system required.	\$453,210.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacity unknown. Outside air for the occupant load not available.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Air distribution appears satisfactory. No air quantities are available for air changes evaluation.	
4.5.4	Exhaust systems capacity and condition.	F.I.		Capacity unknown. Exhaust systems are functional. Poor ventilation in PE instructor's washroom. No exhaust in girl's shower area. Insufficient exhaust in boy's shower area.	
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		In some classrooms, ventilation air into the rooms is sometimes too cold. It may be a control problem at the ventilation equipment. Rebalancing of entire ventilation system may be necessary. Inadequate air supply in music room. See 4.5.1	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	3		Appears to be satisfactory. See 4.5.1	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	3		Consider replacement of library R/T unit gas fired heat exchanger in the next few years. At end of life cycle. See 4.5.1	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		Ductwork and diffusers are in good shape. See 4.5.1	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		No refrigerated cooling system except for swamp coolers. Swamp coolers appeared to be well maintained.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Old pneumatic control system. Replace with energy management systems.	\$272,000.00
Overall Mech Systems Condition & Estim. Costs					\$1,435,025.00

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	Underground 1000 amp 120/208V 3pH 4W main service splitter to provide 200 amp to gym, 800 amp to south wing, 200 amp to west mech room and 600 amp refeed original west wing. Max peak consumption at 135 KVA.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	No exterior light except at rear of building and side total of 3HID wall packs	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	42 plug-ins are provided. Good condition.	
Other				
5.2	Life Safety Systems			
			<u>Bldg. Section</u> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Fire alarm simplex 2001 - 16 zones F/A panel. 6" bells in some areas and horn and strobes in other newly renovated areas. Heat detectors and smoke detectors and pull stations are installed at the proper locations. Horn and strobes are required throughout. Main gym phys office used as storage - no heat detector.	\$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	Inadequate emergency lights and old battery packs. Upgrade emergency lights and battery packs required.	\$20,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	Old style exit lights - out of date (may be missing DC power), replacement required. Some additional exit lights required to better identify exit routes. Change to LED to improve reliability and meet 1997 code requirements. No exit sign at girls's shower room exit to outside. No exit sign in I.A. room exit to outside. No exit, emergency lights, and F/A bell in basement below gym.	\$12,000.00
Other				

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.	2		No surge protection	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels, outlet, and branchcircuit wiring are in fair condition. Some panels are full and some have space for future. Upgrade panels to meet outlet requirements with additional space for future.	\$45,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Generally satisfactory.	
5.3.5	Motor controls.	F.I.		MCC replace on an as needed basis - Honeywell under contract to modify.	
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		<p>T-8 lamp fixtures installed in office. T-12 lamps throughout classrooms and hallways. T-12 lamps in old gym and HID in new gym. In general, most of the building lighting is over 30 years old and at the end of its life cycle. Lighting levels are - 25 F.C. in lunchroom, 30 F.C. in science lab, 20-30 F.C. in some hallways, and 10-20 F.C. in other hallways, 35-45 F.C. in classrooms, 20-25 F.C. in west gym (H.I.D.), 30-40 F.C. in I.A. room, 45-50 F.C. in library, 15 F.C. in main gym (fluorescent), 15-25 F.C. in washrooms. New lighting will be installed throughout to provide new life cycle. Use T-8 lamps with electronic ballasts.</p>	\$363,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Existing fluorescent luminaires may contain PCB's. Cost estimate for disposal of ballast.	\$16,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		None in place presently. Cost identified under 5.4.1 and 5.2.3.	
Other		3		<p>Very poor lighting in boy's shower room next to main gym (under 10 F.C.) Insufficient light level in office area (30-35 F.C. max) part of 5.4.1</p>	

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		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		PA system integrated with telephone.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Satisfactory.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Satisfactory. Located in storage closets.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Satisfactory.	
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).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Existing in good condition. Motion detectors in hallway.	
5.6.3	Master clock system (if applicable).	4		Existing in good condition.	
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		See 3.3.5. For provision of elevator	
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					\$468,500

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>	N/A	N/A - NONE ON THIS SITE	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>	N/A		<b>\$0.00</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	22	VARIES	1710.2m2	25	80m2	2000m2	(289.8m2)	
7.2	Science Rooms/Labs	4	131.7m2 91.8m2 121.1m2 114.4m2	459m2	5	120m2	600m2	(141.0m2)	INCLUDES SCIENCE PREP AREAS
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	10	VARIES	918.2m2	6	2@130m2 4@90m2	620m2	388.7m2	INCLUDES STAGE AND DRESSING AREAS
7.4	Gymnasium (incl. gym storage)	1	VARIES	1096.5m2	1 1	1060m2 100m2	1160m2	76.7m2	INCLUDES PEO
7.5	Library/Resource Areas	1	432.2m2	432.2m2	1	484m2	484m2	(51.8m2)	INCLUDES OFFICE AND STORAGE INSIDE LIBRARY SPACE
7.6	Administration/Staff, Physical Education, Storage Areas			697.2m2		562m2	562m2	135.2m2	STORAGE INCLUDED UNDER SECTION 7.8
7.7	CTS Areas								
	7.7.1 Business Education				3	115m2	345m2	(345m2)	
	7.7.2 Home Economics	2	117m2 103.1m2	220.1m2	2	160m2 100m2	260m2	(39.9m2)	
	7.7.3 Industrial Arts	2	185.1m2 180m2	365.1m2	2	280m2 375m2	655m2	(289.9m2)	INCLUDES OFFICE AND STORAGE SPACE INSIDE IA AREA
	7.7.4 Other CTS Programs	1	7.8m2	7.8m2				7.8m2	NO CRITERIA FOUND FOR DARKROOMS
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3157.9m2			2467.5m2	690.4m2	INCLUDES KITCHEN/LUNCH ROOM 278m2 OF STORAGE INCLUDED
	<b>Overall Space Adequacy Assessment</b>	42		9064.2m2	46		9153.5m2	(89.3m2)	JR. HIGH SPACE CRITERIA UTILIZED

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments



Evaluation Component/ Sub-Component	Additional Notes and Comments