

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	ALTERNATIVE HIGH (CLINTON FORD SCHOOL)				School Code:	9863
Location:	5003 - 20 ST. SW, CALGARY ALBERTA				Facility Code:	1663
Region:	SOUTH				Superintendent:	Dr. DONNA MICHAELS
Jurisdiction:	CALGARY SCHOOL DISTRICT No. 19				Contact Person:	Ms. LEANNE SOLIGO
					Telephone:	(403) 214-1123
Grades:	10 - 12				School Capacity:	170
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	1956	1	2159.3	Masonry, Frame, Stucco, Lap siding and Brick accents. Flat slope	Steam Boiler for heating with perimeter baseboard radiation - ventilation by unit ventilators in each classroom and central exhaust fan in basement/crawl space.	Elementary school converted to high school use. Modernization required
Additions/ Expansions	N/A		Total 2159.2			
					Evaluator's Name:	WINSTON DZIVER
					& Company:	GOWLING and GIBB ARCHITECTS

Upgrading/ Modernization (identify whether minor or major)	1956 (?)	1	Not determined	Same	Same	CR subdivided, Lib. Layout changed, Admin area changed.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	Roofing Report not prepared. Authority having jurisdiction report(s) not prepared Hazardous materials audit available - "Manage in Place" policy in effect.					

School Facility Evaluation Project
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Add Barrier Free Access ramp.	\$6,000
2	Building Exterior	Paint plywood soffits, replace exterior doors and replace windows with new aluminum and infill framing. (Cost includes allowance for boiler replacement)	\$215,000
3	Building Interior	Modernization - Floors, Doors, Millwork, Ceilings, Fitments and painting.	\$273,850
4	Mechanical Systems	Replace existing univent system throughout the building , New control system required, and Misc. plumbing items.	\$312,913
5	Electrical Systems	New light fixtures required, upgrade fire alarm, emergency and exit lighting system required, needs surge protection, upgrade electrical system, panels and wiring circuits.	\$168,872
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	There is a surplus of 248.7 sq.m. of space designated for classrooms.	
	7.2 Science Rooms/Labs	The Science room includes 2/3 of a converted classroom.	
	7.3 Ancillary Areas	There is a slight deficiency of 26.4 sq.m.	
	7.4 Gymnasium	There is a deficiency of 332.6 sq.m. The gymnasium was originally designed as a gymnasium for an elementary school. This particular school has since been converted to a high school and its gymnasium requirements are considerably larger.	
	7.5 Library/Resource Areas	The library is also under sized by 42 sq.m.	
	7.6 Administration/Staff Areas	There is a surplus of 62.2 sq.m. in this area. The mechanical spaces have also been included in this area.	
	7.7 CTS Areas	There are no spaces designated for the CTS areas, a deficiency of 115 sq.m. <u>NOTE:</u> We had compared this school to a min. high school capacity of 200 students.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	There is a slight deficiency of 7.2 sq.m.	
	Overall School Conditions & Estim. Costs		\$976,635

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size appears adequate for functional and educational needs.	
1.1.2	Outdoor athletic areas.	4	Appear adequate - conditions not determined due to snow cover	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Tire and timber structure on site - not required. Demolish	\$1,000
1.1.4	Site landscaping.	4	Mature trees and shrubs	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link and post & cable fence - acceptable flag pole - acceptable, pipe guard rails - acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I..	Not observed or determined due to snow cover.	
1.1.7	Evidence of sub-soil problems.	4	Seepage reported - sump pump handles flow.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted/reported	
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 two pedestrian access points from street - Acceptable	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I..	Asphalt in poor condition reported - not viewed due to snow cover	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street drop-off	
1.2.4	Fire vehicle access.	4	Street access	
1.2.5	Signage.	4	Wording indicated "CLINTON FORD SCHOOL" with "ALTERNATE" Added - see photo.	
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	Approx. 38 stalls on site - 12 Energized Markings not confirmed due to snow cover.	
1.3.2	Layout and safety of parking lots.	4	Appears acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I..	Not viewed or determined due to snow cover. Reported to be concrete and asphalt - poor condition	
1.3.4	Layout and safety of sidewalks.	4	Layout appears acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I..	Not viewed or determined due to snow cover	
1.3.6	Curb cuts and ramps for barrier free access.	2	No ramp present - Ramp at main entry. (Note: Substantial rise required)	\$5,000
Other				
	Overall Site Conditions & Estimated Costs			\$6,000

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	1956	None Noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1956	None Noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1956	None Noted	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		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..	1956	Roofing report has not been prepared and is not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I..	1956	Reference 2.2.1	
2.2.3	Control of ice and snow falling from roof.	N/A	1956	Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I..	1956	Reference 2.2.1 - Interior locations show staining	
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, efflorescence, water stains).	F.I..	1956	-Stucco - "spider cracks" and peeling paint - Review Re: repair feasibility or replacement. - Wood lap siding at lower part of wall checked, weathered in poor condition - Review in conjunction with Stucco solution.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1956	Stucco soffits acceptable Wood soffits - Repaint Flashing - pre-finished metal	\$1,500
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	1956	None noted	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	1956	Interior roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1956	None noted	
Other		3	1956	Scope of work required for mechanical equipment (boiler, etc.) removal or replacement not determined - cost indicated is allowance only for on mechanical room.	\$50,000

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).	2	1956	Original panel doors with plywood added to exterior face (8 locations), replace all (11 total)	\$11,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1956	Reference and cost in 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1956	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	1956	Original wood single glazed with storms - deteriorated condition - Replace all with aluminum windows and infill framing	\$152,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1956	Reference and cost in 2.4.1	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1956	Reference and cost in 2.4.1	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$215,000

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).	4	1956	Minor plaster cracking	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1956	Settlement SE corner of Gym. - Appears floor was "opened" by previous investigation.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1956	- Battleship linoleum & 9" x 9" VAT in fair to poor condition - Replace 1250 sq.m. - Other areas - conc, Terrazo, Quarry tile and new sheet vinyl okay	\$47,500
		2	1956	- Refinish gym & stage hardwood following settlement repair per 3.1.2	\$8,800
3.2.2	Wall materials and finishes.	2	1956	Walls masonry and plaster - repair minor plaster cracking - paint all	\$26,000
		2	1956	Gym Acoustic treatment above plywood wainscotting - provide new. Note: Possible Haz. Material abatement costs not included	\$13,300
3.2.3	Ceiling materials and finishes.	2	1956	12" x 12" Acoustic Glue-on-mis-match patched, nailed repair - other areas plaster - Provide T-Bar acoustic thought out to accommodate new lighting and ventilation (1920 sq.m.) - includes acoustic ceiling treatment in gym.	\$65,300

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.	2	1956	Wood doors - damaged & non-rated Replace 43 - remainder acceptable	\$27,950
3.2.5	Millwork	2	1956	Classrooms original - outdated, worn - replace Science original - outdated, worn - replace Art original - outdated, worn - replace Lunch original - outdated, worn - replace Staff work room original - outdated, worn - replace	\$46,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	1956	Original Blackboards - Replace	\$5,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1956	Gym. Equip. (Basketball Goals) - Acceptable	
3.2.8	Washroom materials and finishes.	4	1956	Ceiling - Plaster - See 3.2.3 Walls - Conc. Blk. & Ceramic tile wainscotting - okay Floors - Quarry tile - okay Partitions - okay Showers added - okay	
Other		2	1956	Add lockers c/w bulkheads (170 units)	\$34,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	
		F.I.	1956	Authority having jurisdiction report not prepared or available.	
		4	1956	Combustible and non-combustible; no sprinklers	
		2	1956	Fire separations zones appear present except above ceiling construction not observed (concealed) - zone doors not rated, other doors not rated - door costs part of 3.2.4	
		2	1956	Walls concrete block and frame with plaster finish. Doors not rated in all locations - Door costs part of 3.2.4	
		4	1956	Acceptable	
		2	1956	Single storey - not accessible - see 1.3.6 for ramp.	
		F.I.	1956	Audit available - "Manage in place" policy currently in effect. - Extent of Hazardous materials and abatement costs not determined.	
		N/A			
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					
Overall Bldg Interior Condition & Estim Costs					\$273,850

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		No catch basin, all surface drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibs around building. No irrigation system.	
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		One fire hydrant across street. No Siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and Fire hose (1-1/2") available inside 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" municipal water supply. Spitted to a 2" domestic water service and 2" irrigation hose bibs system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		2" backflow prevention valves in main water supply and supply to hose bibs. Backflow prevention valves are installed to boiler make up water.	
4.3.4	Piping and fittings.	4		Cast iron pipes for drainage and copper pipes for portable water system. All copper piping are relatively new and C.I. pipes appears to be in reasonable condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are quite old, most fixtures appears to be in good operating condition. cracks in some toilet base, replace toilets and flush valves (trouble getting replacement parts)	\$12,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		One residential size H.W. heater over 20 years old.	\$1,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers appears to be in good operating condition. Ground water sump pump controls to be repaired with work order in place. Sewage system is municipal.	
Other		3		No insulation on domestic hot and cold water piping.	\$8,000.00

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		Original cast iron low pressure steam boiler appears to be in good operating condition. Reasonably well maintained. System has exceeded its service life.	\$102,169.00
		2		Condensate receiver tank have rust at bottom. Replace tank and pump.	
4.4.2	Heating controls (including use of current energy management technology).	3		All heating controls are old pneumatic system. No energy management function.	\$64,779.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and chimney looks fine. No high level relief.	
4.4.4	Treatment of water used in heating systems.	4		Routine water treatment required.	
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.	N/A		N/A	
4.4.7	Heating humidification systems and components.	N/A		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).	4		Steam distributed to perimeter radiators and unit ventilators. Only general routine maintenance required.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears to be satisfactory.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Appears to be satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Appears to be satisfactory.	
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.	3		Unit ventilators in each classroom to bring in outside air with preheat. Equipment at end of life cycle, required special order on parts. Need new ventilation system or complete overhaul existing equipment	\$107,965.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I..		Equipment capacity unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I..		Equipment capacity unknown.	
4.5.4	Exhaust systems capacity and condition.	F.I..		Common exhaust system to exhaust all classrooms through central exhaust fan located in basement /crawl space Exhaust capacity unknown. Exhaust fan condition appears to be satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Good	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Art room exhaust hood leaks cold air into the room Add insulated motorized damper in exhaust duct with interlock.	\$1,000.00
Other		3		Insufficient ventilation in Boy's washroom and Girl's washroom.	\$6,000.00
		3		No mechanical ventilation in Hallway. See part of 4.5.1.	
		3		No fire dampers in exhaust grilles through Classroom walls and no fire dampers in ductwork through boiler room.	\$10,000.00

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 controls. See 4.7.1.	
4.5.8	Air filtration systems and filters.	3		Filtration through unit ventilators in each classroom. New system required. Part of 4.5.1.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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).	N/A			
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. See 4.4.2.	
Overall Mech Systems Condition & Estim. Costs					\$312,913.00

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).	3	Underground 200 amp 120/208V 3pH 4W main breaker. Had previous history of blackout due to overloading. Current peak consumption at 45 KVA. Upgrade to 400 amps 120/208 volts, 3pH is required.	\$30,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Exterior lights on building side and rear controlled by photocell on and off.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	18 car plugs are thermostatically controlled. No weather proof cover plates.	
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).	3	Fire alarm system was upgraded in the 1980's. No heat detectors in pipe tunnels. Simplex 4002 8 zone System. Add heat detectors in pipe tunnel, add strobe lights to F/A bells.	\$8,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	Emergency lighting system was partially upgraded. Additional upgrade is required.	\$6,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	Exit lighting system was partially upgarded. Additional upgrade is required.	\$7,000.00
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, outlets and circuit wiring are in fair condition with insufficient spaces in panels for future. Concern too many receptacles are tied to same circuit. Upgrade existing panels to meet computer and convenience outlet requirements with space for future circuits overloaded due to change to high school program.	\$25,000.00
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		Fluorescent fixtures with T-12 lamps throughout. Lighting Level: 30-40 F.C. in Office, 20-25 F.C. in Hallway, 10-15 F.C. in Gym, 40-45 F.C. in Science Room, 40-45 F.C. in classrooms, 40-45 F.C. in Arts Room, 40-45 F.C. in Computer Lab, 10-20 F.C. in Washrooms. Ambient conditions has great impact on lighting level in space. Most room have 2 or 3 switches. New light fixtures with T-8 lamps and electronic ballasts are required.	\$86,372.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contain PCB's in ballast. Estimate cost to dispose ballasts	\$4,000
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Exterior lights are controlled by photocell only. Caretaker shut off lights manually after school is closed. Time clock is recommended.	\$500.00
Other		1		New explosion proof type light fixture inside gas meter room. Explosion proof fixture is required.	\$500.00

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		Separate speaker system in classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Quad drops in classrooms, library and offices, all networked with conduit. Computer Lab fully networked.	
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.	
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		Security system in place with motion detectors.	
5.6.3	Master clock system (if applicable).	N/A			
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		Single storey - see 1.3.6 Re: Exterior ramp	
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					\$168,872.00

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>	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		
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	5@85.5 78.0 75.5 28.5	568.7 m2	4	80	320 m2	248.7 m2	
7.2	Science Rooms/Labs	2	94.8 57.0	141.6 m2	1	120	120 m2	21.6 m2	Includes 2/3 of a converted classroom
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	63.2 90.2 43.4	183.6 m2	2	130 90	210 m2	(26.4 m2)	
7.4	Gymnasium (incl. gym storage)	1	256.8 15.6	272.4 m2	1	550 55	605 m2	(332.6 m2)	
7.5	Library/Resource Areas	1	88	88 m2	1	130	130 m2	(42.0 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	232.2 m2		170	170 m2	62.2 m2	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115 m2	(115.0 m2)	
	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)		Varies	672.8 m2		680	680 m2	(7.2 m2)	Used min. criteria of 200 student high school equivalent.
	Overall Space Adequacy Assessment	15		2159.3 m2	10		2350 m2	(190.7 m2)	Alt High converted from Elem. School

Evaluation Component/ Sub-Component	Additional Notes and Comments

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