

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	ANNIE GALE JR. HIGH			School Code:	9686	
Location:	577 WHITERIDGE WAY, N.E., CALGARY			Facility Code:	1643	
Region:	SOUTH			Superintendent:	DR. DONNA MICHAELS	
Jurisdiction:	CALGARY SCHOOL DISTRICT No. 19			Contact Person:	MS. LEANNE SOLIGO	
				Telephone:	(403) 214-1123	
Grades:	7 - 9			School Capacity:	690	
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	1983	2	5994.2	BRICK W/FLAT & SLOPED METAL ROOFS.	TWO HOT WATER BOILERS TO PERIMETER CONVECTORS AND CEILING RADIANT PANELS. GLYCOL CONVECTORS TO PROVIDE GLYCOL HEATING WATER TO AIR HANDLERS. MAIN AIR HANDLER IN BOILER ROOM WITH COOLING TO OVERHEAD V.A.V. SUPPLY SYSTEMS TO CLASSROOMS AND OFFICE . SEPARATE AIR HANDLERS TO SERVE GYM AND I.A. ROOM.	
Additions/ Expansions	N/A					SEE PORTABLES
					Evaluator's Name:	WINSTON DZIVER
					& Company:	GOWLING & GIBB ARCHITECTS

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1983	2	790.9 TOTAL 6785.1	PREFINISHED METAL SIDING, FLAT ROOF.	TIED TO MAIN AIR HANDLING SYSTEM.	ATTACHED/PERMANENT.
List of Reports/ Supplementary Information	ROOFING INSPECTION REPORT NOT PREPARED. AUTHORITY HAVING JURISDICTION 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	OVERLAY PAVE PARKING LOT	\$35,000
2	Building Exterior	PAINT EXTERIOR DOORS; REPLACE WINDOWS.	\$263,550
3	Building Interior	SELECTIVE REPLACE CARPET, CEILING TILE, DOORS; PROVIDE COMPUTER WORK STATIONS, REPLACE "BASKET" LOCKERS.	\$102,850
4	Mechanical Systems	GENERAL MECHANICAL SYSTEMS ARE IN GOOD OPERATING CONDITION. BOILERS ARE IN GOOD SHAPE. AIR HANDLERS AND CONDENSING UNITS ARE IN FULL OPERATING CONDITION. SINKS REQUIRE REPLACEMENT. FLOODING PROBLEM OCCURRED IN GYM, HALLWAY AND ART ROOM LAST YEAR, F.I. REQUIRED I.A. AREA EXHAUST REQUIRE UPGRADING AND TIE BENCH SAW TO DUST COLLECTION SYSTEM. PROVIDE ADDITIONAL VENTILATION TO GYM, STAGE, EXERCISE AREA. NO EXHAUST IN STORAGE ROOM, JANITOR ROOM AND OVER STOVE. REPLACE CONTROL SYSTEM WITH ENERGY MANAGEMENT TECHNOLOGY.	\$261,850
5	Electrical Systems	ELECTRICAL SERVICE IS SATISFACTORY. UPGRADE EXTERIOR LIGHTS. UPGRADE FIRE SAFETY SYSTEMS INCLUDING FIRE ALARM, EMERGENCY AND EXIT LIGHTING SYSTEMS. NO SURGE PROTECTION ON POWER. UPGRADE PANELS TO MEET ADDITIONAL COMPUTER OUTLET REQUIREMENTS. LIGHTING LEVELS ARE BELOW AVERAGE, UPGRADE FIXTURES WITH T-8 LAMPS AND ELECTRONIC BALLASTS. UPGRADE NETWORK CABLING TO INCLUDE 13 MISSING CLASSROOMS.	\$367,300
6	Portable Buildings	REPLACE WINDOWS & CARPET FLOORING. MECHANICAL & ELECTRICAL - COSTS INCLUDED IN SECTIONS 4 & 5.	\$75,650
7	Space Adequacy:		
	7.1 Classrooms	There is a surplus of 50 m2.	
	7.2 Science Rooms/Labs	There is a large deficient of 136.1 m2.	
	7.3 Ancillary Areas	There is a slight deficient of 31.8 m2.	
	7.4 Gymnasium	There is a large deficient of 169.1 m2.	
	7.5 Library/Resource Areas	There is a large surplus of 131.2 m2.	
	7.6 Administration/Staff Areas	There is a large surplus of 251.3 m2. Includes lunch rm.(213.0 m2)	
	7.7 CTS Areas	There is a large deficient of 382.5 m2.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	There is a large surplus of 355.1 m2.	
	Overall School Conditions & Estim. Costs		\$1,106,200

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	ADEQUATE.	
1.1.2	Outdoor athletic areas.	4	ADEQUATE & GOOD CONDITION	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	ASPHALT PAVED - GOOD CONDITION	
1.1.4	Site landscaping.	4	MATURE TREES & SHRUBS	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	NO FENCES. BIKE STANDS - GOOD FLAG - GOOD	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	DRAINAGE AWAY FROM BLDG. - GOOD	
1.1.7	Evidence of sub-soil problems.	4	NO PROBLEMS NOTED	
1.1.8	Safety and security concerns due to site conditions.	4	NO PROBLEMS 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	3 VEHICLE ENTRY POINTS - GOOD ONE PEDESTRIAN ACCESS POINT - GOOD	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	PAVED ROAD - GOOD	
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 & ON-SITE ROAD ACCESS	
1.2.5	Signage.	4	ACCEPTABLE - PARTIALLY SCREENED BY TREE	
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	79 STALLS TOTAL - 27 ENERGIZED.	
1.3.2	Layout and safety of parking lots.	4	ACCEPTABLE	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	ASPHALT PAVING - DRAINAGE TO CATCH BASINS. PAVEMENT CRACKED - OVERLAY PAVE	\$35,000
1.3.4	Layout and safety of sidewalks.	4	ACCEPTABLE	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	CONCRETE & ASPHALT PAVING - DRAINAGE GOOD.	
1.3.6	Curb cuts and ramps for barrier free access.	4	SLOPE SIDEWALK WITH AT GRADE MAIN ENTRY	
Other				
	Overall Site Conditions & Estimated Costs			\$35,000

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	1983	NO PROBLEMS NOTED	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1983	NO PROBLEMS NOTED	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1983	NO PROBLEMS 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.	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 SLOPE ROOFS - GUTTER & R.W.L. TO SURFACE DRAINAGE - ACCEPTABLE	
2.2.3	Control of ice and snow falling from roof.	4	ALL	FLAT ROOF ICE GAURDS AT LOWER PORTION OF SLOPE METAL ROOFS	
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).	3	1983	BRICK - GOOD METAL PANEL AT LOWER PORTION OF WINDOWS FADED FINISH & CAULKING DETERIORATED - SEE 2.4.4.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1983	PREFINISHED METAL FLASHINGS - GOOD	
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	1983	NO PROBLEMS NOTED	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1983	FLAT ROOF - INTERNAL DRAINAGE TO STORM SYSTEM, SLOPED METAL ROOFS - EAVESTROUGH & R.W.L. TO SURFACE DRAINAGE (PLANTERS,ETC)	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1983	NO PROBLEMS NOTED	
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).	3	1983	HOLLOW METAL DOORS - GOOD CONDITION BUT PAINT FADED - REPAINT	\$5,250
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1983	ACCEPTABLE	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1983	ACCEPTABLE	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1983	ALUM. - SINGLE EXTERIOR GLAZING AND ADDED SINGLE INTERIOR GLAZING IN ALUM. SASH - (SCREW ANCHORED) - REPLACE	\$258,300
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1983	SEE 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1983	SEE 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$263,550

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).	4	1983	NO PROBLEMS NOTED	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1983	NO PROBLEMS NOTED	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2	1983	CONC. VAT. QUARRY & CERAMIC TILE & RADIAL RUBBER - GOOD CARPET - WORN OPEN SEAMS - REPLACE IN MUSIC & LIBRARY GYM - HARDWOOD - MINOR DAMAGE - REFINISH	\$30,800
3.2.2	Wall materials and finishes.	2	1983	CONC. BLOCK & CERAMIC TILE - GOOD VINYL FACED DEMOUNTABLE PARTITIONS - DAMAGED AT TWO LOCATIONS - REPLACE PANELS	\$2,500
3.2.3	Ceiling materials and finishes.	3	1983	CEILINGS GOOD EXCEPT MINOR DAMAGE AT SUSP. ACOUSTIC TILE - REPLACE 280m2 GYP. BD. DAMAGED AT BOYS LOCKER/CHANGE - REPAIR	\$6,550

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	1983	GENERALLY ACCEPTABLE - HOLLOW METAL AND SOLID CORE WOOD - MINOR DAMAGE. REPLACE 8 DAMAGED DOORS	\$12,000
3.2.5	Millwork	3	1983	WORN IN HOME EC. - REPLACE - REMAINDER ACCEPTABLE. PROVIDE COMPUTER WORK STATIONS IN LIBRARY	\$26,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1983	ACCEPTABLE.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1983	GYM EQUIP. GOOD CONDITION IA EQUIP. REPORTED TO BE IN GOOD CONDITION	
3.2.8	Washroom materials and finishes.	4	1983	FLOORS - CERAMIC TILE - GOOD WALLS - CERAMIC TILE - GOOD CEILING - TEXTURED GYP. BOARD - GOOD TOILET PARTITIONS - GOOD BARRIER FREE ACCESS PROVIDED	
Other		2	1983	REPLACE 23 DOUBLE TIER LOCKERS - BOYS LOCKERS	\$25,000

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 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		Bldg. Section	Description/Condition	
		F.I.	ALL	AUTHORITY HAVING JURISDICTION REPORT NOT PREPARED OR AVAILABLE	
		4	1983 1983	NON-COMBUSTIBLE - NO SPRINKLERS PORTABLES - COMBUSTIBLE - NO SPRINKLERS	
		F.I.	1983	SEPARATIONS APPEAR PRESENT - ZONES APPEAR PRESENT EXCEPT ABOVE CEILING CONSTRUCTION AT CORRIDOR DOORS NOT OBSERVED (CONCEALED)	
		4	ALL	APPEAR ACCEPTABLE	
		4	ALL	ACCEPTABLE.	
		4	ALL	AT GRADE ACCESS, ELEVATOR & WASHROOMS PROVIDED	
		F.I.	ALL	AUDIT AVAILABLE - "MANAGE IN PLACE" POLICY IN EFFECT - EXTENT OF HAZARDOUS MATERIALS AND ABATEMENT COSTS NOT DETERMINED	
		N/A			
	Overall Bldg Interior Condition & Estim Costs				\$102,850

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		Several catch basins are available in paved parking area.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibbs 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		Street fire hydrants and one on site fire hydrant available. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe (1-1/2") in hallways 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		6" incoming water supply, 4" to domestic, 4" to fire service and 1-1/2" to irrigation system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves are installed.	
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Satisfactory. Chips are found in most washrooms sinks. Replace sinks as required.	\$25,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		System in satisfactory condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers to municipal system. Satisfactory condition.	
Other		F.I.		Flooding occurred in Gym, Hallway and Art Room last year. Cause unknown.	

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).	4		Two Cleaver Brooks hot water heating boilers c/w two primary pumps, two heating pumps to convectors and radiant panels and two glycol pumps to convertor. System in satisfactory condition.	
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		Appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory condition.	
4.4.6	Heating air filtration systems and filters.	N/A			
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).	4		Distribution system and associated components appear to be satisfactory. Only general routine maintenance required.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Satisfactory.	
4.4.10	Heat exchangers.	4		A glycol convertor. Satisfactory condition.	
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.	4		Main air handler in Boiler Room c/w return air fan, supply air fan, mixing box, filter and chilled water cooling coil to VAV system to serve the classrooms and office. Separate air handler with cooling to serve the I.A. areas. Separate air handler (no cooling) to serve the Gym area. All above systems are in good operating conditions.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Equipment capacities unknown. Outside air for the occupant load not available. Air quantities appeared to be reasonable.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears to be satisfactory. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	4		Appears to be satisfactory. Exhaust grilles are very dirty from airborne dust and lint.	
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).	3		I.A.: Paint boot exhaust system insufficient exhaust. Missing dust collection on bench saw. No exhaust in dark rooms and photo labs.	\$9,000.00
Other		3		Gym stage area used as exercise area. Additional ventilation required.	\$10,000.00
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3	Pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	4	Appears to be satisfactory.	
4.5.9	Humidification system and components.	4	Two steam humidifiers. Routine mainenance required.	
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Appears to be satisfactory.	
Other		3	No exhaust in Storage Rooms and Janitor Rooms. No exhaust hood over range in Kitchen.	\$8,000.00

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		Condensing unit on roof. System appears to be satisfactory. Only routine maintenance required.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Same as ventilation system.	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Pneumatic system, no energy management technology. See 4.7.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4		Satisfactory.	
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		Pneumatic control system. Upgrade system to energy management system.	\$209,850.00
Overall Mech Systems Condition & Estim. Costs					\$261,850.00

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 800 amp 347/600V 3phase 4 wire main service to 800 amp CDP. Estimated peak load demand @ 283 KVA. Service size adequate.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights all around the building. Time clock control. Upgrade fixtures.	\$10,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		42 car plugs available. Satisfactory 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).	3		Existing fire alarm system was original system and require minor upgrading. Additional heat detectors required in storage under gym stage, upgrade bell system to include strobe lights.	\$10,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment are functional. Upgrade battery packs and emergency light in original construction.	\$8,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit sign working. Upgrade exit signs with LED type to improve reliability.	\$8,000.00
	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.	3		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are satisfactory with some space for future. Additional panels are required to meet computer and convenience outlet requirements. Insufficient receptacles in Gym, insufficient circuits on stage.	\$35,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Appears to be satisfactory.	
5.3.5	Motor controls.	F.I.		MCC replace on an as needed basis. Honeywell under contract to modify.	
Other		3		Some I.A. room receptacles are not tied to emergency shut down system.	\$500.00

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>Existing lighting are fluorescent fixtures with T-12 lamps throughout.</p> <p>35-45 F.C. in Office 40-45 F.C. in Classroom</p> <p>30-35 F.C. in Gym (HID indirect fixtures)</p> <p>15-20 F.C. in Staff room (indirect light)</p> <p>25-40 F.C. in Library 15-25 F.C. in Hallways</p> <p>10-15 F.C. in Washrooms 30-40 F.C. in Computer Room</p> <p>40-45 F.C. in Home Ec. 40-45 F.C. in Art Room</p> <p>45-50 F.C. in I.A. Classroom 30-35 in I.A. Shop</p> <p>Most rooms have 3 switches. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required. Replace H.I.D. ballasts.</p>	\$279,800.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Existing fixtures shall not contain PCBs	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in Classrooms. Upgrade fixtures. See 5.4.1	
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).	4		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Ceiling speaker system used for paging. No CCTV, satellite or cable TV systems.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network cabling upgraded only in Offices, most Classrooms, Computer Rooms and Library. Additional network cabling is required to 13 classrooms.	\$13,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Existing network cabling are in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Two network closets. One in Office storage room and one in Library Conference Room. Very untidy cabling.	\$1,000.00
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).	4		Master clock system in main office.	
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).	4	1983	Elevator - 4"x4" platform, 1500lb/10 person capacity; 2 stop	
5.7.2	Condition of elevators/lifts.	4	1983	acceptable - carpet flooring, metal wal panels, egg crate ceiling	
5.7.3	Lighting and ventilation of elevators/lifts.	4	1983	Satisfactory.	
Other					
Overall Elect. Systems Condition & Estim Costs					\$367,300.00

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>		1983 attached/permanent	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Not visible/skirted	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report not prepared.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Prefinished metal siding/ flashing - acceptable	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Alum. - single exterior glazing and added single interior glazing in alum. Sash (screw anchored) - broken glazing (2 locations) - replace all	\$54,750
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor: carpet - worn, open seams - replace all walls , vinyl faced demountable - acceptable ceiling - susp. Acoustic - acceptable	\$20,900
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable.	
6.1.8	Heating system.	F.I.	8 relocatables at south end. Negative pressure in upper room and severe positive pressure in bottom classrooms, causing air turbulence in classroom. System tie to main air handling system.	
6.1.9	Ventilation system.	F.I.	Same as 6.1.8.	
6.1.10	Electrical, communication and data network systems.	F.I.	Upgrade lighting to T-8 and electronic ballasts - sec. 5.4.3. Upgrade network system - See 5.5.3	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Acceptable.	
6.1.12	Barrier-free access.	4	Accessible from main 1983 building	
	Overall Portable Bldgs Condition & Estim Costs			\$75,650

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	19	Varies	1330 m2	16	80	1280 m2	50 m2.	
7.2	Science Rooms/Labs	4	99.0 97.6 111.8 35.5	343.9 m2	4	4@120	480 m2	(136.1 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	Varies	498.2 m2	5	2@130 3@90	530 m2	(31.8 m2)	
7.4	Gymnasium (incl. gym storage)	3	462.4 65.3 200.2	727.9 m2	1	815 82	897 m2	(169.1 m2)	There is an auxillary gym of 200.2 m2.
7.5	Library/Resource Areas	1	335.1	441.2 m2	1	310	310 m2	131.2 m2	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	878.3 m2			627 m2	251.3 m2	Includes lunch room (213.0 m2) as well as Mech space of (212.5 m2)
7.7	CTS Areas								
	7.7.1 Business Education	N/A			3	3@115	345 m2	(345 m2)	
	7.7.2 Home Economics	1	137.9	137.9 m2	1	160	160 m2	(22.1 m2)	
	7.7.3 Industrial Arts	1	184.4	184.4 m2	1	280	280 m2	(95.6 m2)	
	7.7.4 Other CTS Programs	5	Varies	80.2 m2	N/A			80.2 m2	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2163.1 m2			1808 m2	355.1 m2	
	Overall Space Adequacy Assessment	39		6785.1 m2			6716 m2	69.1 m2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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