

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		AUSTIN O'BRIEN HIGH SCHOOL			School Code:		8402
Location:		6110 95 AVENUE, EDMONTON, ALBERTA			Facility Code:		2053
Region:		CENTRAL			Superintendent:		DR. DALE RIPLEY
Jurisdiction:		EDMONTON CATHOLIC SCHOOLS			Contact Person:		KEN YAKIMOVICH
					Telephone:		1-780-453-4500
Grades:		10-12			School Capacity:		1050
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		1962	2	6,395.06	Masonry construction. Concrete slab on grade. Concrete tee second floor and roof construction. Face brick / stucco cladding.	Hot water heating, complete with forced air.	
Additions/ Expansions		1968	2	3,456.55	Masonry construction. Concrete slab on grade. Concrete topping on metal deck on steel beams and OWSJ for second floor and roof construction. Face brick / stucco cladding.	Hot water heating, complete with forced air.	Included stage addition to gymnasium.
						Evaluator's Name:	RICHARD CONNERY
						& Company:	PGA ARCHITECTS LTD.
Upgrading/ Modernization (identify whether minor or major)		1962 (1995)	1	292.5	-	-	Administration area was modernized in 1995.
		1962 (1993)	1	242.6	-	-	Industrial Arts area was modernized in 1993.
		1962 (1993)	1	155.3	-	-	Drama area was modernized in 1993.

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	1968 (1984)	1	111.5	-	-	Business Machines 126 was modernized in 1984.
	1968 (1984)	1	93.0	-	-	Stage area was modernized in 1984.
	1962 (1996)	1	145.3	-	-	Modernized Home Economics Room 210 in 1996.
	1968 (1996)	1	411.6	-	-	Modernized Library 247 and Research Centre 246 in 1996.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					No portables. Atco trailer on site for football change room next to football field.
List of Reports/ Supplementary Information	1. Standard Assessment and Utilization Report. 2. Revised School Data Plans. 3. Photographs. 4. List of Edmonton Catholic Schools 1999/2000. Page 1 of 2. 5. Three Year Capital Plan. 6. Ten Year Capital Plan. 7. 1994 B.Q.R.P. 8. 1998 B.Q.R.P. 9. Summary of Minor Modernization Projects from 1990 through to 1999. Page 1 of 8. 10. Inventory of Core School Buildings - Edmonton Catholic School District Summary from Alberta Education School Buildings Service Areas in M2. Page 1 of 6.					11. 1998 / 1999 Division Utilization. 5 Year Trend - Descending. Page 1 of 4. 12. Portable Classrooms Locations - Edmonton Catholic Schools Nov. 5/99. Page 1 of 3. 13. Edmonton Catholic Schools Fire Alarm Systems. Page 1 of 3. 14. Edmonton Catholic Schools - Legal Description Dec. 01/98. Page 1 of 4. 15. Edmonton Catholic Schools - Gymnasium Inventory Jan. 10/00. Page 1 of 2. 16. Edmonton Catholic Schools Handicapped Directory November/98. Page 1 of 2. 17. Roofing Project. Page 2, 3 & 4 of 7. 18. Heating, Ventilation and Air Conditioning. Page 1 of 2. 19. Inventory of School Buildings - Edmonton Catholic Schools Nov. 5/99. Page 1 of 3. 20. Consultants For School Facilities. Page 1 of 7.

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Require curb cut at east end of 95th Avenue for barrier free access to east entrance of 1962 building. Require curb cut at northeast entrance of 1968 building on Austin O'Brien Road for barrier free access.		\$3,100.00
2	Building Exterior	Provide eavestrough and downspouts to front entrance canopy. Require a professional roof inspection. Install power assisted doors at east entrance of 1962 building and northeast entrance of 1968 building. Upgrade all panic hardware. Replace all exterior windows.		\$126,000.00
3	Building Interior	Replace all existing vinyl tile. Repaint all concrete floors. Replace all carpet. Replace gym and stage wood floors. Repaint all concrete block walls. Repaint all gypsum board walls and ceilings. Replace all suspended T-Bar ceilings and acoustic tiles. Refinish and repaint all interior doors. Replace all interior door hardware. Refinish all classroom millwork. Change out all chalkboards to whiteboards. Repair and repaint all corridor lockers. Refinish and repaint gymnasium wood bleachers. Replace washroom vanity tops. Replace all toilet partitions. In SDA, remove suspended ceiling systems and paint under side of concrete of bleachers above. Service one person elevator.		\$1,098,000.00
4	Mechanical Systems	Clean all ductwork. Replace some plumbing fixtures. Ductwork modifications required. Plumbing modifications required. Science Room 233 requires main shut-off valve for natural gas at teachers station. Replace force flow in Stair No. 2. Install controls in Rooms 118, Photocopy Room, staff coat room, Library Storage and Science Prep Room.		\$112,500.00
5	Electrical Systems	Fire alarm, exit lighting, emergency lighting, power and general lighting systems need to be upgraded. Add surge protection device to main service panel. Change T12 fluorescent light fixtures to T8 lamps complete with energy saving ballast. Change gymnasium lights to metal halide lights.		\$345,970.00
6	Portable Buildings	No portables.		N/A
7	Space Adequacy:			
	7.1 Classrooms	Surplus	+89.9	
	7.2 Science Rooms/Labs	Surplus	+48.5	
	7.3 Ancillary Areas	Surplus	+268.7	
	7.4 Gymnasium	Deficient	-232.1	
	7.5 Library/Resource Areas	Deficient	-83.4	
	7.6 Administration/Staff Areas	Deficient	-565.8	
	7.7 CTS Areas	Deficient	-358.2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus	+1,567.81	
	Overall School Conditions & Estim. Costs	Surplus (Senior High School, Capacity of 1000)	+93.61	\$1,685,570.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Excellent site size.	
1.1.2	Outdoor athletic areas.	4	One grassed combination football / soccer field. One red shalled running track. One grassed ball diamond. Four asphalt topped tennis courts complete with perimeter chainlink fencing and night lighting.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Asphalted compound area containing three basketball backstops / hoops.	
1.1.4	Site landscaping.	4	Mostly grassed landscaping.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	One flagpole. Three bike stands. Perimeter chainlink fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Water leaked into south end of basement football locker room in the spring of 1999.	
1.1.7	Evidence of sub-soil problems.	4	No problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other		-		
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One main and three secondary entrances to school with no conflict with staff parking lot.	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site road network.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off / pickup is all along designated signed area of 95th Avenue. Five buses service school.	
1.2.4	Fire vehicle access.	4	There are gates and signage indicating fire lane access.	
1.2.5	Signage.	3	Building signed at west main entrance and northwest secondary entrance. North secondary entrance one requires a missing apostrophe.	\$100.00
Other		-	See attached photographs.	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	There are thirty-three staff parking stalls complete with plugins. They require twenty more. Students park along adjoining municipal roads. School Board to negotiate with Chapel next door in order to expand staff parking lot.	
1.3.2	Layout and safety of parking lots.	4	West side staff parking lot is well laid out.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot has asphalt surface and drains well.	
1.3.4	Layout and safety of sidewalks.	4	No problem with layout of sidewalks on site.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks are in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Require a curb cut at east end of 95th Avenue for barrier free access to east entrance of 1962 building. Require a curb cut at northwest entrance of 1968 building on Austin O'Brien Road for barrier free access.	\$3,000.00
Other		-		
	Overall Site Conditions & Estimated Costs			\$3,100.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	1962 1968	Concrete slab on grade. No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1962 1968	Masonry cavity wall consisting of face brick and concrete block and concrete columns. No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1962 1968	Precast concrete tees. No apparent problems OWSJ, steel beams and metal deck. No apparent problems.	
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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 states of repair.</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	1962 1968 1962	1,548 m ² of 3,198 m ² was re-roofed with 4 ply B.U.R. in 1988. 1,795 m ² of 3,457 m ² was re-roofed with 4 ply B.U.R. in 1990. Cold canopy over main entrance was re-roofed in 1990. Require a total roof inspection to be done as marbles are beginning to show up in many areas of the roof.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1962 1968	Interior roof drains to city storm system. Canopy over main entrance requires eavestroughing and downspouts to keep water run off away from main entrance.	\$1,000.00
2.2.3	Control of ice and snow falling from roof.	4	1962 1968	Flat roofs. No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	4	1962 1968	Face brick is in good condition. Stucco fascia band has been repainted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1962 1968	No fascias. Parapets have galvanized metal flashings. Stucco soffits at entrances are in good condition.	
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	1962 1968	Face brick / stucco cladding on concrete block exterior wall construction has no apparent problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1962 1968	Interior roof drains to the City of Edmonton storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1962 1968	Concrete block. No apparent problems.	
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	1962 1968	IHMD & PSF are in good condition. Require power assisted doors at 1962 east entrance and 1968 northwest entrance. Replace main entrance bank of aluminum doors. These original doors are worn out and expensive to repair.	\$10,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1962 1968	Accessories are original and are constantly breaking down. Replace locksets and closers.	\$5,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1962 1968	Panic hardware is original and constantly breaking down. Upgrade all panic hardware.	\$10,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1962 1968	Original windows leak air and water and will not seal closers will not seal properly. Replace all exterior aluminum windows (5176.8 m ² x \$89.00).	\$100,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1962 1968	See Section 2.4.4. Cannot open and close without difficulty. Latches do not work. Hardware fails. Screens cannot be removed.	Cost in Section 2.4.4.
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1962 1968	Face brick / stucco cladding on concrete block exterior wall construction has no apparent problems. Condensation on front entrance aluminum doors, see Section 2.4.1. Condensation on windows, see Section 2.4.4.	
Other		-			
	Overall Bldg Exterior Condition & Estim Costs				\$126,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure			<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1962 1968	Concrete block. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1962 1968	Main floor - concrete slab on grade. Second floor - precast concrete tees or concrete topping on steel structure. Crack in concrete floor on second floor in Classroom 219 of 1962 building. Crack in concrete floor on second floor in middle corridor of 1962 building. Concrete floors - No apparent problems	
Other		-			
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1962 1968	Main entrance terrazo floor is in good condition. Replace all original 239 mm x 239 mm vinyl tile with 305 mm x 305 mm vinyl composite tile. Tile is original and is showing wear and tear. Repaint all concrete floors (Bleachers - gym). Paint is peeling off. Replace all existing carpets. All carpets are worn and tattered. Replace gym and stage wood floor and vented base. Original wood floor is wearing out	\$400,000.00
3.2.2	Wall materials and finishes.	3	1962 1968	Repaint all concrete block walls. Paint is wearing and peeling. Repaint all gypsum board walls. Walls are marked up and require patching and repairing.	\$150,000.00
3.2.3	Ceiling materials and finishes.	3	1962 1968	Replace all suspended metal T-bar ceiling systems and 610 mm x 610 mm and 610 mm x 1219 mm acoustic ceiling tiles. Original ceiling tiles are broken, dirty and discolored.	\$250,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	1962 1968	SCWD with PSF. Refinish and repaint all interior doors. Doors are marked up and paint is peeling. Replace all door hardware. Original door hardware is constantly breaking down.	\$50,000.00
3.2.5	Millwork	3	1962 1968	Refinish all classroom wood millwork. Original wood millwork is marked up and paint is peeling. Refinish and repaint gymnasium wood bleachers. Bleachers are worn and paint is peeling.	\$100,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1962 1968	Change all existing chalkboards to whiteboards. Tackboards display boards and signs are adequate and functional.	\$25,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1962 1968	Repair and repaint corridor lockers. Existing lockers are banged up and paint is peeling. CTS equipment is adequate and functional. Gym equipment is adequate and functional.	\$25,000.00
3.2.8	Washroom materials and finishes.	3	1962 1968	Ceramic tile floors are in good condition. Repaint concrete block walls. Walls are marked up and peeling. Replace suspend T-bar ceiling systems and acoustic tiles. Original ceiling tiles are broken, filthy and discolored. Replace vanity tops. Plastic laminate is damaged. Replace toilet partitions. Toilet partitions are damaged and not functioning properly.	\$65,000.00
Other		3	1962	SDA 112 and 113. Remove existing suspended metal ceiling. Paint under side of concrete bleachers above. Enclose exposed mechanical and electrical items.	\$25,000.00

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 required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1962 1968	Non-combustible, non-sprinklered. There are only sprinklers in Boys locker room 001 in basement.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1962 1968	Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1962 1968	Appear to be in place.	
3.3.4	Exiting distances and access to exits.	4	1962 1968	Appear to be compliant.	
3.3.5	Barrier-free access.	3	1968	Have a one person elevator to second floor which requires maintenance. Not operating correctly. All required main corridor ramps are in place.	\$3,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1962 1968	No hazardous materials audit available. Appear to be no concerns. Require a hazardous material audit.	\$5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1962 1968	None apparent.	
Other		-			
Overall Bldg Interior Condition & Estim Costs					\$1,098,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	5	All	Site has a positive drainage to catch basins. There are four catch basins on site.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	There are six exterior NFHB's are in good working order.	
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	All	The Siamese connection is on the outside wall of room 159.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All	There are stand pipes through out the school. There are only sprinklers in the Boy's locker Room # 001.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All	Hand fire extinguishers are as per code and all are checked on a yearly basis.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	5	All	There is a fire suppression system for the range hood in the cafeteria kitchen.	
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	5	All	Water is supplied from municipal. The pressure and volume are good through out the school.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	All pumps and valves are in good working order. Back flow preventor is properly maintained.	
4.3.4	Piping and fittings.	5	All	All piping and fittings are in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Plumbing fixtures throughout the school are in good shape. Janitor sinks and lavatories in Washrooms 152,150,246 & 245 require replacing. Sinks are cracked and damaged.	\$7,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	School domestic hot water is served by a 391 MBH output boiler complete with 3820 litre storage tank and a recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	All sanitary and storm lines are connected to municipal services.	
Other		1	All	Science Room 233 requires main shut off valve for natural gas at teachers station.	\$1,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	5	All	There are three boilers with a 3969 MBH input each, complete with three main heating pumps and eight zone pumps. Boilers are checked every two years.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Heating controls are a mixture of pneumatic and DDC, using energy management technology.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Fresh air, combustion air and chimney are all in good condition, there are no cold air traps on any combustion air ducts. Install cold air traps where required.	\$2,000.00
4.4.4	Treatment of water used in heating systems.	5	All	The heating system is hot water heating and is checked and treated monthly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	All	Boilers c/w low water cutoff and pressure relief valves.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	1	All	The building is heated with radiation, force flows, unit-heaters and air system coils and are all in good condition. Stair No. 2 Force flow is broken must be replaced.	\$3,000.00
4.4.9	Heating piping, valve and/or duct insulation.	5	All	Insulation is on all piping and damaged insulation has been repaired. Some damage where insulation was stepped on.	
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).	2	All	Temperature comfort level is maintained throughout school. Several rooms do not have controls. These are Room 118, Photo Copy Room, Staff Coat Room, Library Storage, and Science Lab Storage. Install new controls to these rooms.	\$5,000.00
4.4.13	Zone/unit heaters and controls.	5	All	All classrooms have there own zone control. There are unit heaters in the gym storage rooms, I.A. area and mechanical rooms.	
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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.	5	All	There are five different air systems. One servicing each of the following: Gym/I.A. area, 1966 addition, Cafeteria Kitchen, 1962 school core & south wing.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Approx. 10 cfm per person	
4.5.3	Air distribution system (if possible, reference number of air changes/hours).	5	All	6 Air changes per hour.	
4.5.4	Exhaust systems capacity and condition.	1	All	Lab 230, 232, 233 have limited air change. Air distribution must be upgraded. Exhaust air required for the following rooms. Staff coat room, Staff Telephone Room, Library Storage, and Science Lab Storage Room. All washrooms and storage rooms have exhaust air.	\$18,000.00
4.5.5	Separation of out flow from air intakes.	F.I.	All	Fresh air and exhaust air all go up same shaft for 1962 building. Separation is present but not 10 feet. Further investigation required to see if separation is possible.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	All	Science labs have c/w fume hoods that need replacing, Home Ec.. Rooms have exhaust air above four stoves that do not work and require repairing. I.A. area has fume hoods and a dust collector outside.	\$10,000.00
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	5	All	Ventilation controls are pneumatic and controlled by DDC, using energy management technology. Technology is always being upgraded and is in excellent shape.	
4.5.8	Air filtration systems and filters.	4	All	Each air system has 30% filtration and monitored by DDC system.	
4.5.9	Humidification system and components.	4	All	1962 air system has functional humidification systems. No humidification in gym system and is not required.	
4.5.10	Heat exchangers.	N/A		Hot water heating coils only.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	1	All	Ventilation system is in good working order throughout school. Supply air is needed in the following rooms: 118, 119, photocopier room, and staff telephone room. Several rooms in the 1962 area do not have fire dampers. Install fire dampers where required.	\$39,000.00
Other		3	All	Clean all four air systems c/w ductwork.	\$27,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	Room 154	Wall mounted air conditioning unit c/w internal thermostat.	
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.	4	All	This building uses pneumatic actuators and DDC control system which is in good condition. Program is upgraded as required.	
	Overall Mech Systems Condition & Estim. Costs				\$112,500.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	1	All	The primary service is an underground fed 1200A, 120/208V, 3 phase, 4 wire system. It is located in the mechanical room. A blast wall is needed on the west side of the existing site transformer.	\$3,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	All	All site and exterior building lighting are of the metal halide type and are sufficient.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	All	There are thirty-three vehicle plug-ins. They are sufficient and are all in good condition.	
Other		-			
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1	1962	<u>Main Floor</u> - Two heat detectors are required in the boiler room (1 heat detector for electrical distribution). One smoke detector at the top of elevator shaft. Three sets of magnetic door holders for central corridor.	\$1,830.00
			1968	<u>Main Floor</u> - One pullstation is needed at the boiler room exit to the outside. One pullstation is needed at the southwest exist of school. One pullstation is needed at the room 156 exit. One set of magnetic door holders for the northeast corridor.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	1962 - 1968	<u>Main Floor</u> - Two remote heads needed in boiler room. Two remote heads needed for northeast exit. Two remote heads needed in the I.A. room. <u>Main Floor</u> - Two remote heads needed in the boiler room.	\$600.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	1962 - 1968	<u>Basement</u> - One exit sign needed in the boys locker room. <u>Main Floor</u> - One exit sign needed in the boiler room.	\$1,000.00
Other		3	All	Install smoke detectors in bathrooms and hallways. All emergency exits should be easily accessible.	\$5,700.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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	All	All panels and motorized equipment are provided with breakers. Install surge protection device to main service panel.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	All existing panels have spaces for future expansions. Panels are all in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		No emergency generator installed. An UPS is utilized for the computer system.	
5.3.4	General wiring devices and methods.	5	All	All wiring is in conduit and is acceptable.	
5.3.5	Motor controls.	5	All	A DDC unit is utilized to control all the motorized equipment.	
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	All	All interior lighting are equipped with T12 fluorescents. All classrooms are lit with a level of greater than 50 foot candles. Replace all lighting with T8 fixtures complete with energy saving ballasts. The gym lights to be replaced with metal halide.	Cost in Section 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	All ballasts to be changed. See 5.4.1.	Cost in Section 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All existing interior lights are T12 fluorescents. Replace with T8 lamps complete with energy saving ballasts. Change gymnasium lights to metal halide lights.	\$328,840.00
Other		-			

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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).	5	All	The telephone system is sufficient for current use and for future expansions.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	All	The public address and intercom systems are acceptable and are all in good condition. Cable television system is in good condition. No CCTV or satellite systems installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	The network cables are of the category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	All network cables should be secured to the walls or tables.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	The computer hub is located in a separate room. Sufficient space exists for future expansions. Cable television wiring in each classroom should be secured to the walls or tables.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	All	A dedicated circuit is used for each computer and the hub.	
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).	5	All	Building surveillance system exists. Cameras are located throughout the building. A monitoring station is set up in the office. All of the surveillance system components are functioning properly.	
5.6.2	Intrusion alarms (if applicable).	5	All	Motion sensors are installed throughout the school and are functioning properly.	
5.6.3	Master clock system (if applicable).	5	All	The master clock along with the classroom and hallway clocks are all in good operating conditions.	
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).	1	1962	A handicap elevator has been installed.	
5.7.2	Condition of elevators/lifts.	3	1962	Handicap elevator is in fair condition. Handicap elevator requires servicing.	Cost in Section 3.3.5
5.7.3	Lighting and ventilation of elevators/lifts.	5	1962	Handicap elevator lighting levels are acceptable.	
Other		-			
	Overall Elect. Systems Condition & Estim Costs				\$345,970.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	N/A	No portables. ATCO trailer on site next to football field used for football player change room.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			N/A

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	26	-	2,089.90	25	80.0	2,000.0	+89.9	
7.2	Science Rooms/Labs	9	-	648.50	5	120.0	600.0	+48.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	8	-	888.70	2 4	130.0 90.0	620.0	+268.7	Includes Cafeteria / Kitchen and Religious Office. Drama Room was modernized in 1993.
7.4	Gymnasium (incl. gym storage)	10	-	1,192.90	1 1	1325.0 100.0	1,425.0	-232.1	Includes Stage, SDA's and Weight Room. Stage area was modernized in 1984.
7.5	Library/Resource Areas	1 1	288.0 123.6	411.60	1	495.0	495.0	-83.4	
7.6	Administration/Staff, Physical Education, Storage Areas	22	-	620.20	1 1 1	750.0 240.0 196.0	1,186.0	-565.8	Library / Research Centre were modernized in 1996.
7.7	CTS Areas								
	7.7.1 Business Education	1 1	111.5 38.1	149.60	4	115.0	460.0	-310.4	Modernized Business Machines 126 in 1984.
	7.7.2 Home Economics	1 1	145.3 104.3	249.60	1 2	160 100	260.0	-10.4	Modernized HEC 210 in 1996. (CAP 20)
	7.7.3 Industrial Arts	1 1	269.9 45.3	315.20	1	280.0	280.0	+35.2	Modernized I.A. in 1993. (CAP 20) Program contains agriculture, career transitions, communication technology, construction technologies, design studies, electric technologies, fabrication studies, forestry, information processing, mechanics and wildlife.
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	-	-	3,999.81	1	2432.0	2,432.0	+1,567.81	
	Overall Space Adequacy Assessment			9,851.61			9,758.0	+93.61	Senior High School, Capacity of 1000.

Evaluation Component/ Sub-Component	Additional Notes and Comments