

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Balmoral Junior High				School Code:	9601
Location:	220 - 16 Ave. N.W., Calgary				Facility Code:	1589
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:	590
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	1913	2	Approx. 4101.1	Sandstone, Flat and pitched asphalt roof	- Two steam boilers with perimeter radiation - Air handler to supply and exhaust space	Repair/modernization required
Additions/ Expansions	1955	1	Approx. 1820.0 TOTAL 5921.1	Concrete, flat roof	- Perimeter radiation share boiler system with original - separate air handler for addition	Lower floor depressing rooms etc. Main floor gym,, stage & support areas added NOTE: Total area based on CBE info NOTE: Two schools on this site - See also separate report for the Balmoral Bungalow "Weber Academy"
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1913 (?)	2	?	Same	Same	Minor general modernization - date not determined
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
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
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair/repave west parking lot, replace main entry sidewalk	\$22,000.00
2	Building Exterior	RegROUT granite stair joints, replace exterior doors, replace windows. Cost includes allowance for mechanical equipment replacement.	\$532,000.00
3	Building Interior	Patch/repair plaster, paint, replace flooring, replace ceiling tile, replace doors, millwork and blackboards/Tackboards, replace/upgrade gym., floor and Equip., reno showers, replace lockers.	\$844,400.00
4	Mechanical Systems	Install backflow prevention valves in domestic water service. Replace remaining cast iron drainage pipes. Replace plumbing fixtures and trims. Replace hot water heaters. Insulate domestic water piping. Replace heating system. Replace both ventilation systems. Replace humidification system. Replace control system with energy management technology. Add ventilation to computer network closet.	\$1,109,099.00
5	Electrical Systems	Upgrade exterior lights. Upgrade fire safety system to include fire alarm, exit and emergency lighting systems. Replace electrical panels, additional convenience outlets. New light fixtures with T-8 and electronic ballasts are required. No surge protection on power.	\$317,844.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient 3 classrooms as per allocation chart, as well as deficient 315.9 m2 in classroom space	
	7.2 Science Rooms/Labs	A large deficiency of 173 m2.	
	7.3 Ancillary Areas	A large surplus of 240 m2. 5 extra rooms as per allocation chart.	
	7.4 Gymnasium	A slight deficiency of 31 m2.	
	7.5 Library/Resource Areas	A deficiency of 75.3 m2.	
	7.6 Administration/Staff Areas	A large surplus of 397.6 m2.	
	7.7 CTS Areas	A large surplus of 132.1 m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large surplus of 690.6 m2.	
	Overall School Conditions & Estim. Costs		\$2,825,343

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears adequate	
1.1.2	Outdoor athletic areas.	4	Appears adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
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	Fences: chain link, post and cable, pipe rail - okay Bike stands - Acceptable Flag pole - Acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Acceptable	
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	2 vehicle access points - one east side of site - one west side of site. 3 pedestrian access points - east, south and west.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads	
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	
1.2.5	Signage.	4	Sandstone relief - Acceptable but difficult to see from street.	
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	52 Stalls total 30 stalls east parking lot - 6 energized 22 stalls west parking lot - All 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	East parking - gravel - drainage acceptable West parking - asphalt paving over conc. Slab. - cracked and damaged - replace and asphalt overlay required.	\$15,000.00
1.3.4	Layout and safety of sidewalks.	3	Layout acceptable - south sidewalk heaved, cracked due to tree roots - relocate and provide new. (approx 1610 sq.ft)	\$7,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete heaved, cracked - See 1.3.4	
1.3.6	Curb cuts and ramps for barrier free access.	F.I.	No curb cuts or ramps - elevated multi-level structure - See 3.3.5 re: detailed design study required.	
Other				
	Overall Site Conditions & Estimated Costs			\$22,000

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	All	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1913	Sandstone at south façade projects out from wall plane - previous patch attempted - See also 2.3.1	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	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 report have not been prepared and are not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roof and pitched roof with parapets at perimeter	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	1955	See 2.2.1	
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).	F.I.	1913	Sandstone cracked at horizontal belt courses, spalling at or near grade levels - See also 2.1.2	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	F.I.	1913	Review cornice for structural integrity	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	None noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Internal drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1913	Areas of cracked, peeling plaster	
Other		3	1913	Exterior granite stairs - grout joints deteriorated - remove existing and regrout	\$5,000.00
		2	1913	Scope of work required for mechanical equipment (boiler etc) removal/replacement not determined - cost indicated is allowance only for two mechanical rooms.	\$150,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Doors weather checked, damaged - replace 11 - main entry acceptable	\$22,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	See 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	1913 - Wood frame single glazed - double hung wood sash w/ storms - custom replace all 1955 All windows closed in w/ Conc. Blk.	\$355,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	See 2.4.1	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	See 2.4.1	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$532,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1913	Plaster cracking - minor to peeling - repair throughout - See 3.2.2 re: painting	\$101,000.00
			1955	Cracked to peeling - boys/girls shower, office, south exit, stage , staff kitchen, and staff room - repair - remainder acceptable - See 3.2.2 re: painting	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1913	Minor floor settlement at music room doorway other areas - no problems noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	- Battleship lino and VAT in fair to poor condition - replace throughout - Carpet in poor to fair condition - replace throughout - Gym. Hardwood in poor condition - replace floor - IA hardwood, conc. And quarry tile in acceptable condition - Stage hardwood - refinish	\$162,000.00
3.2.2	Wall materials and finishes.	3	All	See 3.1.1 and 3.2.3 for plaster repair - paint throughout	\$71,100.00
3.2.3	Ceiling materials and finishes.	3	1913	Plaster - significant cracking lower floor and minor at localized areas on main and upper floors - repair and prep. For painting - paint See 3.2.2	\$98,900.00
			1955	Repair damaged spraytex and prep. For painting - paint See 3.2.2. Replace damaged glue-on acoustic tile - Gym area Replace Damage 2' x 4' susp. acoustic tile	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	All	Replace 79 damaged and/or non rated doors. Note: original oak panel doors c/w wired glass retained.	\$94,800.00
3.2.5	Millwork	3	All	Generally old, outdated, worn - replace all except computer lab and one science	\$151,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1913	Original and retro fit - replace in all classrooms	\$30,700.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1955	- Folding and sliding walls - acceptable - One set retractable basket ball goals - okay - One set fixed - replace with retractable - Folding bleachers - Acceptable	\$20,000.00
3.2.8	Washroom materials and finishes.	F.I.	1913	Not barrier free - existing washrooms areas in poor condition - require complete reno. - Existing spaces not adequate to meet barrier free requirements - Detailed Design study required to determine scope and cost	
		3	1955	Complete reno of boys and girls shower areas required.	\$50,000.00
Other		F.I.	1955	No girls washroom - Boys inadequate for barrier free - detailed design study required to determine scope and cost	
		3	1955	Gym. Plywood wainscotting damaged - replace c/w acoustic treatment above	\$39,400.00
		3	1955	Replace boys and girls change rms. Lockers	\$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</i> 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	1913	Combustible and non-combustible - No sprinklers	
			1955	Combustible and non-combustible - No sprinklers	
		F.I.	1913	Vert. Shafts extend from lower floor to upper floor-wall const. not determined. Penetrations through floors - separations integrity not determined.	
			1955	Separation between 1913 and 1955 appears adequate. See 3.3.2 re: doors	
		F.I.	1913	Portion of lower floor corridor wall does not appear to be rated - (South wall, east end of corridor)	
				Numerous doors not rated - See 3.2.4	
		F.I.	1913	Distances appear acceptable - exit stair enclosures do not appear to be rated.	
			1955	Access to one access leads through storage room. Storage room opens into exit enclosure.	
		F.I.	All	Not presently provided - multi-level structure - detailed design study required to determine scope and cost - See also 3.2.8 and section 3 for other barrier free washrooms	
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - Extent of Hazardous materials and abatement costs not determined.	
		4	All	No problems noted.	
		F.I.	1913	Non-rated door access to crawl space from boiler room - floor within crawl space not rated. Upper floor - dead end corridors adjacent to exit stairs	
	Overall Bldg Interior Condition & Estim Costs				\$844,400

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).	N/A		No on site catch basin.	
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 hydrant available in front of building. 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 hallway throughout the building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		4" incoming water supply, 1-1/2" to domestic and 3" to fire service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	2		No backflow prevention valves in domestic water service.	\$4,000.00
4.3.4	Piping and fittings.	3		Drainage piping all cast iron. Partial replacement to PVC was done in the last couple of years. Remaining drainage piping shall be replaced due to age. Domestic water piping are all copper. (40% plumbing cost)	\$142,100.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures appears satisfactory for now. Replace old fixtures and trims. (40% plumbing cost to replace fixtures)	\$142,100.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Two residential size hot water tanks. Recirculation system available. System exceed service life.	\$3,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3		Sanitary and storm sewers to municipal system. Sump pit and pump in boiler room, satisfactory condition. See also 4.3.4	
Other		3		Plumbing in Home Economics room constantly plugged up. See 4.3.5 Basement Boys and Girls shower areas have individual floor drains to centre of gang shower areas. Violation of Plumbing Code and Health Regulations. See 4.3.5 No pipe insulation on domestic hot and cold water piping.	\$12,000.00

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).	2		Two steam boilers, one broke down and under repair, insufficient heat inside the building even when outdoor temperature is about 5 - 10 deg.C. Equipment exceeds service life.	\$266,500.00
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic, no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	3		Periodic water treatment program in place. See 4.4.1	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
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).	2		Heating distribution is poor as radiators are installed at ceiling level in basement. Distribution system and associated components appear to be satisfactory. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	2		System is beyond service life. See 4.4.1	
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		One boiler broke down at time of review. Space temperature below normal. See 4.4.1	
4.4.13	Zone/unit heaters and controls.	2		See 4.4.1	
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	1913	Centrifugal supply air fan in basement mechanical room with steam heating coil and humidification system.	\$296,055.00
			1956	Separate air handling (supply and exhaust) to serve the gym - lunch room addition.	
				Systems exceed service life.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Equipment capacities unknown. Outside air for the occupant load not available. Poor air quality in the building. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Poor. No air quantities available for evaluation. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		Capacity unknown. New exhaust system required. Part of 4.5.1	
4.5.5	Separation of out flow from air intakes.	3		Poor. Inlets and outlets are too closed. See 4.5.1.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		I.A.: Welder exhaust dust collection, photo lab exhaust. All appeared to be satisfactory. No make up air system in place. See 4.5.1	
Other		3		Inadequate exhaust in washrooms. See 4.5.1	
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	Old pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	3	Reasonable. See 4.5.1	
4.5.9	Humidification system and components.	3	Humidification for the main system is working. Calcium built up on media. New system required.	\$59,211.00
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	Marginal condition. Very dirty ductwork. See 4.5.1	
Other		3	No exhaust hood over range in kitchen.	\$1,500.00

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).	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).	2		Poor ventilation in computer network closet.	\$5,000.00
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. Upgrade system to energy management system in conjunction with system upgrade.	\$177,633.00
Overall Mech Systems Condition & Estim. Costs					\$1,109,099

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 120/240V 3phase 4 wire main service to 800 amp CDP.. Estimated peak load demand @ 72 KVA. Equipment size adequate and appears to be satisfactory.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Exterior lights on the side and rear of building. Upgrade fixtures and add new fixtures.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	24 car plugs available.	
Other				
5.2	Life Safety Systems			
			Bldg. Section <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Existing fire alarm system was upgraded in late 1980/early 1990. Additional detectors required, add bells and strobes, replace existing panel.	\$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	Existing equipment are all functional. Replace old battery packs.	\$8,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	Existing exit sign working. Some additional signs are required to better identify exit routes and meet building code. Replace all old exit lights on second floor. Change to LED type to improve reliability.	\$6,500.00
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		Some existing panels are quite full and some older panels are obsolete. 75% of panels shall be upgraded to meet convenience outlet requirements with additional space for future.	\$30,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Existing installation is in fair condition. New outlets will be required to meet demands for convenience requirements.	\$10,000.00
5.3.5	Motor controls.	F.I.		MCC replace on an as needed basis. Honeywell under contract to modify.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		<p>Existing lighting are fluorescent fixtures with T-12 lamps throughout.</p> <p>30-35 F.C. in Office 40-50 F.C. in Classroom 20-25 F.C. in Gym 10-15 F.C. in Staff room 40-50 F.C. in Library 10-25 F.C. in Hallways 20-25 F.C. in Washrooms 20-25 F.C. in Home Economics 40-50 F.C. in Art Room 50 F.C. in I.A. Classroom 30-35 F.C. in I.A. Shop 25-35 F.C. in Computer Room</p> <p>Most rooms have 3 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.</p>	\$236,844.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		<p>Original building fluorescent luminaires may contain PCB's in Ballast. Cost estimate for disposal of ballasts.</p>	\$10,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		<p>Multiple switches in Classrooms. Upgrade fixtures. See 5.4.1</p>	
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		Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV systems.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling upgraded. Category 5 cable installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Network cabling are in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Existing closet located in an interior storage room. (inadequate ventilation) See 4.6.4	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears to be 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).	N/A			
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					\$317,844

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

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	12	Varies	884.1 m2	15	80	1200 m2	(315.9 m2)	Classroom converted from art & science
7.2	Science Rooms/Labs	2	77.2 107.8	187 m2	3	3@120	360 m2	(173 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	9	Varies	640 m2	4	1@130 3@90	400 m2	240 m2	Includes change rooms (163.6 m2)
7.4	Gymnasium (incl. gym storage)	2	526.3 20.7 77.0	624 m2	1	595 60	655 m2	(31 m2)	Weight room converted from metal shop
7.5	Library/Resource Areas	1	156.2 21.2 17.3	194.7 m2	1	270	270 m2	(75.3 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	884.6 m2		357 130	487 m2	397.6 m2	Includes mech space (289.6 m2) and lunch room (331.7 m2)
7.7	CTS Areas								
	7.7.1 Business Education	N/A			2	2@115	230 m2	(230 m2)	
	7.7.2 Home Economics	2	77 77	154 m2	1	160	160 m2	(6 m2)	Cooking class and sewing class
	7.7.3 Industrial Arts	1	52	52 m2	1	208	280 m2	(228 m2)	
	7.7.4 Other CTS Programs	4	108.5 6.8 10.4 6.4	132.1 m2				132.1 m2	Includes wood shop, paint room and 2 dark rooms
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2168.6 m2			1478 m2	690.6 m2	
	Overall Space Adequacy Assessment	33		5921.1	28		5520 m2	401.1 m2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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