

School Name:	Belevdere Parkway Elementary School				School Code:	9110
Location:	4631 - 85 Street N.W.				Facility Code:	1438
	Calgary, Alberta					
Region:	South				Superintendent:	Dr. Donna Micheals
Jurisdiction:	Calgary School District No. 19				Contact Person:	Ms. Leanne Soligo
					Telephone:	(403) 214 - 1123
Grades:	K-9				School Capacity:	700
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	1957	2	3002.5	Frame, stucco Flat roof	Steam boiler with radiation unit ventilators and exhaust.	Original junior high converted to elementary
Additions/ Expansions	1964	1	1396.8	Masonry, stucco Flat roof	Hot water boiler with radiation.	Original elementary
	1974	1	338.2	Masonry, stucco Flat roof	Air handling unit and exhaust.	Infill to join two schools - east main entry infilled and relocated to west side (back of school) at unknown date.
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1957 1964 1974 (1999)	2		Same	Same	General upgrade floors, ceilings, millwork, whiteboards, tackboards
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
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Remove sidewalk and replace barrier-free ramp. Note: design required to rectify paved, playground and on-site roadway re: condition and drainage.	\$7,000.00
2	Building Exterior	Paint flashings, replace replace windows c/w infill. (cost includes allowance for boiler replacement)	\$459,900.00
3	Building Interior	Replace flooring, ceiling, doors, millwork, folding partition; provide elevator c/w hoistway and barrier-free washrooms; provide gym. Acoustic.	\$617,050.00
4	Mechanical Systems	Upgrade water services (size and rust). Plumbing fixtures require replacement. Steam and hot water boilers require replacement. Upgrade ventilation and replace control system to energy management system.	\$814,438.00
5	Electrical Systems	Minor upgrade to fire safety system. Replace electrical panels and distribution, additional outlets for convience and computers. New lighting required throughtout, computer network cabling in all classrooms.	\$285,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Audio visual converted to classroom and one classroom converted to lunchroom; art room converted to classroom.	
	7.2 Science Rooms/Labs	Single science room converted to music room. No science room at this building.	
	7.3 Ancillary Areas	No art or drama room at this school.	
	7.4 Gymnasium	2 gymnasiums - both undersized.	
	7.5 Library/Resource Areas	Slight surplus area provided.	
	7.6 Administration/Staff Areas	Surplus area - includes 2 mech. Spaces - 2 schools joined.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Significant deficiency - lacks crush space.	
	Overall School Conditions & Estim. Costs		\$2,183,888.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Size adequate for functional and educational needs.	
1.1.2	Outdoor athletic areas.	4	Appears adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	F.I.	Paved areas are in poor condition - cracked, ponding, seepage into the basement - modify grades and resurface. Design required to rectify. Playground equipment in good condition.	
1.1.4	Site landscaping.	4	Mature trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link, post and cable - acceptable. Bike stands - OK. Flag pole -OK.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Pavement settlement at west side 1957 and 1974 - asphalt fill and resurface - see 1.1.3 East and south appears acceptable.	
1.1.7	Evidence of sub-soil problems.	F.I.	Seepage into 1957 basement - probably due to surface drainage - see 1.1.3.	
1.1.8	Safety and security concerns due to site conditions.	F.I.	Main entry at back of school (west side) - difficult to locate - poorly identified.	
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).	F.I.	Two parking lots - North - 2 access points South - 1 access point Pedestrian - 3 access points - north, south, and west central (see 1.1.8) north and south entries not controlled.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	Paved access road on west side - poor condition see 1.1.3 and 1.1.6	
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 and on-site road at west side.	
1.2.5	Signage.	4	Visible and acceptable.	
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	North lot - 15 stalls includes one H.C. all energized. South lot - 34 stalls - 13 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).	4	North lot - gravel - appears acceptable. South lot - gravel - appears acceptable.	
1.3.4	Layout and safety of sidewalks.	3	Generally acceptable. Sidewalk and stair at south side of 1974 is not required - no access or exit at this location - remove and landscape.	\$2,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	North, east, and south - concrete - acceptable . West - asphalt pathway to south parking - acceptable. - asphalt roadway to north parking - see 1.2.2.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Existing frame ramp at ramp at 1957 north entry - some damage and possible decay - replace with concrete c/w guard rails.	\$5,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$7,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No problems noted.	
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 reports have not been prepared and are not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	See 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	1964 1957	Infirmary ceiling stains - review re: 2.2.1. Gymnasium - closed in - review re: 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).	4	1957 1964 1974	Stucco, metal siding window infill - generally good - minor stucco staining below window sills. Brick and stucco (incl. Window infill) - generally good - minor stucco staining below window sills. Brick - good.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1957 1964 1974	Flashings - prefinished metal - OK. Flashings - G.I. - paint required. Flashings - prefinished metal - OK.	\$2,500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Appears acceptable.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	All	Internal roof drainage to storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1957	Water leaks / stains in basement boiler room area at cold pour joints - see 1.1.7.	
Other		3	All	Scope of work required for mechanical equipment (boiler, etc.) removal or replacement not determined. - Cost indicated ia allowance only for two mech. rms.	\$100,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Damaged, weather checked - replace all.	\$25,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Reference and cost in 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Reference and cost in 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Retrofit sealed units in original wood frames - areas of decay - replace all c/w new infill construction.	\$332,400.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Reference and cost in 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	Reference and cost in 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$459,900.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems noted.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	New flooring in main floor corridors), 1957 classrooms, - remaining areas battleship linoleum, VAT in poor to fair condition - replace remaining. Carpet in library worn, open seams - replace remaining areas - OK. Gym. Hardwood - refinish.	\$105,000.00
3.2.2	Wall materials and finishes.	4	All	Concrete block, gypsum board, plaster and vinyl faced demountable - acceptable.	
3.2.3	Ceiling materials and finishes.	3	All	Glue-on acoustic - some areas newly painted - areas with staining, damage, sagging - replace all with suspended acoustic to suit new lighting and mechanical. Damaged suspended acoustic tile - replace tile 1964 corridor and library.	\$150,250.00

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.	2	All	Replace 30 non-rated and or damaged doors. Remainder minor damage but serviceable.	\$36,000.00
3.2.5	Millwork	3	All	New millwork installed - original millwork (sink units) remain - replace to match new. Replace original millwork at univents to suit mechanical.	\$95,800.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tack boards, display boards, signs).	4	All	White tackboards - OK. Tackboards - OK.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1957	Gym. Equipment - acceptable.	
3.2.8	Washroom materials and finishes.	2	1957	Floors: sheet vinyl Walls: plaster Ceiling: plaster T-partitions: metal - rusted. Not barrier-free - see 3.3.5.	
			1964	Floors: mosaic Walls: conc. Block w/ ceramic tile wainscoting Ceiling: gypsum board T-partitions: metal - OK - not barrier-free See 3.3.5	
Other		3	1957	Folding partition gym. To stage damaged - replace.	\$20,000.00

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	All	Combustible and non-combustible construction; no sprinklers.	
		F.I.	1964 1974	No zone separation between 1964 and 1974. Zone doors at 1957 corridor at east stair non-latching; "hook" hold-open - no auto release	
		F.I.	All	Review corridor tackboards re: flame spread rating; no fire separation library to corridor.	
		F.I.	1957	Main floor corridor doors (exit enclosure) non-latching; central stair not fire separated, storage cubicles in exit stair; main electric room in east exit.	
		1	1957	Provide 2 stop elevator c/w hoist way. Provide 4 barrier-free washrooms (2 each floor). See 1.3.6. For exterior ramp.	\$185,000.00
		F.I.	1957	Audit available - "manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		2	1957 1964	Gym. - excessive noise - poor acoustics. Provide acoustic treatment.	\$25,000.00
		F.I.	1957	Review second floor assembly fire rating - area observed at missing ceiling tile appeared to lack fire rated ceiling membrane - i.e.: no gypsum board - only wax paper on underside of floor joist observed.	
	Overall Bldg Interior Condition & Estim Costs				\$617,050.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins available and are tied to underground municipal system.	
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. 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).	3	1964 1957	2" incoming municipal water with 2" to fire protection, 2" to water meter for domestic water service, 2" to irrigation. Incoming size inadequate, upgrade to 4" min. Another 4" C.I. Water service in north wing (Bell & Spigot). Pipe will require replacement (Rust in water).	\$40,000.00
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 throughout the system.	
4.3.4	Piping and fittings.	3	1957	North Wing drainage pipe (C.I.) appears old and rusty. Also replace portion of old galvanized water pipe in storage room beside north wing boiler room.	\$30,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1957 1964	North Wing: Most lavatory have hairline cracks, urinals are old but functional. Toilets and flush valves are newer. South Wing: Most lavatory have hairline cracks,. Some toilets are tank type. Replace plumbing fixtures and trims (50% cost to replace fixtures).	\$142,125.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Replace residential size hot water tank. No recirculation.	\$1,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers to municipal system.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1957	South Wing: 1 Weil McLean steam boiler system appears to be in good operating condition. System exceed service life.	\$213,188.00
			1964	North Wing: 1 Weil McLean hot water boiler system appears to be in good operating condition. System exceed service life.	
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. No high level relief in boiler rooms.	
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).	3		Satisfactory condition. See 4.4.1	
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).	3		Distribution system and associated components appear to be satisfactory. Only general routine maintenance required. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		No visible deterioration. See 4.4.1	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3		Appears to be satisfactory. See 4.4.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Poor heating in hallway and entry vestibules. See 4.4.1	
4.4.13	Zone/unit heaters and controls.	3		Appears to be satisfactory. 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	1957	Unit ventilators, radiation and exhaust only, equipment exceed service life, upgrading required. (Insufficient exhaust)	\$240,000.00
			1964	Air handler in boiler room with in line R/A fan, insufficient capacity, exceed service life, upgrading required.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacities unknown. Outside air for the occupant load not available. Poor air quality and quantity in the building.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Poor. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	3	1957	Poor exhaust system and insufficient capacity.	
			1964	Capacity unknown. New exhaust systems required. Part of 4.5.1	
4.5.5	Separation of out flow from air intakes.	4	1964	Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		No exhaust hood over range in staff room. No ventilation in Caretaker's (Janitor Room), storage rooms, etc. Part 4.5.1	\$1,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	3		Poor. System size inadequate. Part of 4.5.1	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		Marginal condition. Part of 4.5.1	
Other		3		No fire dampers in ductwork. See 4.5.1	

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	1957	Poor cooling in computer room.	\$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.	\$142,125.00
Overall Mech Systems Condition & Estim. Costs					\$814,438.00

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 600 amp 120/208V 3phase 4 wire main service. Original equipment appears to be satisfactory. Estimated peak load demand @ 94 KVA.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights on side and rear of building and over doorways. Time clock control. Upgrade fixtures.	\$4,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	1957 1964	North Side: 15 exterior car plugs. South Side: 18 exterior car plugs. Receptacles and conduits are old and rust, upgrade required.	\$6,000.00
	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).	2		Fire alarm system was recently upgraded in 1999. Notifier 16 zone system. Missing pull station @ North Wing boiler room exit, missing detectors in below stage storage in Gym and one storage room.	\$3,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2		Existing system upgraded in 1999. Upgrade battery pack in boiler room.	\$500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2		Exit light system upgraded in 1999. Additional exit lights are required to better identify exit route.	\$2,500.00
	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.	2		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are quite old but functional. Most panels are quite full. Existing panels shall be upgraded to meet computer and convenience outlet requirements with space for future.	\$32,000.00
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 installed on separate circuits to meet demand of computer network requirements.	\$15,000.00
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		Existing lighting are fluorescent fixtures with T-12 lamps throughout. 30-40 F.C. in Office, under 20 F.C. in interior Office, 25-30 F.C. in Classroom, 30-50 F.C. in South Gym, 15-20 F.C. in North Gym, 20-25 F.C. in Staff room, 40-50 F.C. in Library, 10-20 F.C. in Hallways, under 10 F.C. in Washrooms, 20-30 F.C. in Computer Room. Most rooms have 2 switches. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.	\$189,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contain PCB's in Ballast. Cost estimate for disposal of ballasts.	\$8,000.00
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 upgarded.	
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).	3		No network cabling in classrooms. Only network areas are: Library, office, caretakers office and computer room.	\$8,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Network cabling are in conduit, but not very tidy @ the Library office. Lots of loose cabling.	\$500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Existing closet located in Library office.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		To be installed for new computer network system in classrooms.	\$15,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Security system in place with motion detectors.	
5.6.3	Master clock system (if applicable).	N/A			
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
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					\$285,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	None on this site.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			\$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	23	varies	1638.4	20	80	1600	38.4	
7.2	Science Rooms/Labs				3	3@ 95	285	-285	Science converted to music room. No other science rooms
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	varies	315.5	5	2@130 3@90	530	-214.5	Music room and music storage converted from science room.
7.4	Gymnasium (incl. gym storage)	2	varies	537.1	1	570 57	627	-89.9	2 gymnasiums.
7.5	Library/Resource Areas	1	266 13.4 29.3	308.7	1	300	300	8.7	
7.6	Administration/Staff, Physical Education, Storage Areas			569.6			467	102.6	Includes mechanical room (210.6 sq. m.) Includes lunch room (74.9 sq. m.) converted from a classroom.
7.7	CTS Areas								
	7.7.1 Business Education	N/A							
	7.7.2 Home Economics	N/A							
	7.7.3 Industrial Arts	N/A							
	7.7.4 Other CTS Programs	N/A							
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1368.2			1701	-332.8	
	Overall Space Adequacy Assessment	30		4737.5	30		5510	-772.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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