

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	Bishop Savaryn Elementary			School Code:	8048	
Location:	Edmonton			Facility Code:	1991	
Region:	Central			Superintendent:	Dr. Dale Ripley	
Jurisdiction:	Edmonton Catholic Regional Division No. 40			Contact Person:	Mr. Garnet Mc Kee	
				Telephone:	(780) 453-4500	
Grades:	K-6			School Capacity:	475	
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	1977	1	2957.9	masonry construction, steel structure, flat roof, face brick and metal cladding.	hot water heating, air handling units.	
Additions/ Expansions	1980	1	410.50	wood frame portables	furnaces	removal of this portable not noted on Standard Assessment and Utilization Report.
	1981	1	466.68	wood frame portables	furnaces	
	1999	1	(69.5)	wood frame portable removed		
					Evaluator's Name:	Burgess Bredo
					& Company:	Burgess Bredo Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1984	1	73.4	Minor: modernization to room 122.		
	1990	1	1486	Partial re-roofing of 1977 phase.		
	1992	1	87.3	Minor: upgrading to ECS classroom.		
	1996	1	1317	Partial re-roofing and gym in 1977 phase.		
	1997	1	556	Minor: replace flooring with vinyl tiles in 8 portables.		
	1999	1		Minor: supply and install office safe.		
	2000	1	263	Minor: renovations to library and adjacent computer room (original Science), August 2000.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	410.50	Wood frame, flat roof, wood cladding.	furnaces	4 units built in 1979 (ECS units 115-118), attached to school, relocatable.
	1981	1	399.18	Wood frame, flat roof, wood cladding.	furnaces	3 units built in 1980 (ECS units 131, 132, 134) attached to school, relocatable.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 26, 1999 (Top Fire Safety).					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Improve surface drainage and re-seed in areas. Re-locate garbage bins.	\$7,500.00
2	Building Exterior	Replace window vent hardware and weather stripping.	\$4,200.00
3	Building Interior	Partial upgraded finishes. Replace selected millwork and increase storage in some classrooms. BFA upgrades required. Miscellaneous minor work.	\$53,900.00
4	Mechanical Systems	The mechanical installation generally appears in good shape with no major problems noted.	\$0.00
5	Electrical Systems	The electrical system is generally in good shape, however, the fire alarm, emergency lighting, intercom, and fluorescent lighting systems need to be upgraded.	\$166,100.00
6	Portable Buildings	Replace roofing. Replace flooring in washrooms. Replace non-conforming BFA ramps.	\$92,700.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive 108.0	-
	7.2 Science Rooms/Labs	Deficient 158.4	-
	7.3 Ancillary Areas	Deficient 22.4	-
	7.4 Gymnasium	Excessive +147.1	
	7.5 Library/Resource Areas	Deficient 80.6	-
	7.6 Administration/Staff Areas	Deficient 310.2	-
	7.7 CTS Areas	Excessive +73.4	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +407.7	
	Overall School Conditions & Estim. Costs	Deficient	-51.1 \$324,400.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site shared with adjacent Edmonton Public School.	
1.1.2	Outdoor athletic areas.	3	Rough grass and hard surface; extra topsoil and re-seeding required at north end of portables.	\$1,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball backboards on asphalt surface; soccer and baseball fields on rough grasses; adventure playground on east side of school on sand base.	
1.1.4	Site landscaping.	4	Trees, bushes and lawn at front of school, native grasses in balance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on east and west edges of site, bike stands and flag poles.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Low spot on north side of school difficult to drain. Introduce catch basin and re-grade.	\$3,000.00
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No problems evident.	
Other		4	YMCA Kinder Care building located on site, north of school.	
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Vehicle access site from 109 Street, pedestrian access from City sidewalk along 109 Street and Beaumaris Road. Garbage bins located adjacent driveway to parking create visual obstacle for vehicles. Wider driveway at this point for garbage trucks and re-locate bins farther from intersection.	\$3,000.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Short asphalt driveway from 109 Street to parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off located off site on Beaumaris Road.	
1.2.4	Fire vehicle access.	4	Fire vehicle access to all sides of building, access located adjacent driveway to parking.	
1.2.5	Signage.	4	Building signed. Parking signed. Fire lane signed.	
Other				

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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	24 energized stalls for staff.	
1.3.2	Layout and safety of parking lots.	3	Layout of parking lot is acceptable, visual hazard adjacent driveway intersection with 109 Street. Relocate garbage bins further back for intersection.	Costed in 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paved parking lot with cast in place concrete curbs, drains well.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks separated from vehicular traffic.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks appear to drain well.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut for BFA provided.	
Other		4	Brick paving stones in courtyard created by portables.	
	Overall Site Conditions & Estimated Costs			\$7,500.00

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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	1977	Concrete and metal deck over steel structure for suspended floor at mezzanine. Concrete slab on grade. No problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1977	Concrete block walls and steel columns; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1977	Open web steel joists and metal deck; no problems evident.	
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>			
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).	5	1977 Partial re-roofing in 1990 with 2 ply SBS. Balance re-roofed in 1996 with 2 ply SBS. No roofing report since 1996 is available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1977 Roof accessed from mechanical room. Steel ladders for access to different roof levels.	
2.2.3	Control of ice and snow falling from roof.	4	1977 No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	 No skylights.	
Other				

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope			
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1977 Face brick and metal cladding; no problems evident.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1977 Pre-finished metal fascias and parapets. Vented aluminum soffits.	
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	1977 Painted concrete block walls and 2 ply SBS roof are primary components of building envelope. No evidence of air infiltration/exfiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1977 Roof drains tied directly to City storm sewer system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1977 Minor cracking in concrete block surfaces but otherwise no concerns.	
Other				
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1977 Insulated hollow metal doors set in pressed steel frames, with and without glazing. Aluminum entrances and sidelites at main entrance. No problems evident.	

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1977 Dull chrome finish hardware and closers performing as required. Kickplates showing wear but still functional.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1977 Panic hardware on exit doors; no problems evident.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1977 Aluminum framed windows with vents along bottom; no problems evident.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1977 Vent hardware is problematic and vents reported to be drafty. Replace hardware and weather stripping.	\$4,200.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1977 Aluminum windows and hollow metal doors; no problems evident.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$4,200.00

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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	1977	Concrete block; no problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1977	Concrete slab on grade; no problems evident.	
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	3	1977	Vinyl tile in most classrooms and halls in good condition. Gym parquet wood floor in good condition. Worn carpet in lunch room; replace.	\$7,800.00
3.2.2	Wall materials and finishes.	3	1977	Painted concrete block and gypsum board last painted in 1994; good condition. Acoustic wall panels in gym in poor condition and ineffective; replace.	\$12,600.00
3.2.3	Ceiling materials and finishes.	3	1977	Acoustic tile in T-bar grid in most areas. Replace tiles which are chipped or broken (approx. 25%).	\$6,100.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)				
3.2.4	Interior doors and hardware.	4	1977	Wood and hollow metal doors set in pressed steel frames; no problems evident.	
3.2.5	Millwork	3	1977	Computer room adapted from Science. Tables are inappropriate, purpose built millwork to be built by August 2000. Insufficient storage space in several classrooms, add storage cabinets. Counters in room 130 in poor condition, replace.	\$12,400.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1977	Whiteboards and tackboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1977	Climbing apparatus and basketball hoops in good condition.	
3.2.8	Washroom materials and finishes.	4	1977	Floors: vinyl tile and seamless flooring, good condition. Walls: painted concrete block, good condition. Ceilings: painted gypsum board, good condition.	
Other		3	1977	Metal toilet partitions; replace doors.	\$1,000.00

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.	4	1977 Non-combustible and combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1977 Door closers have been disconnected or removed from several doors; re-connect and re-install. Two pairs of doors require electromagnetic hold opens to replace wedges.	\$2,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1977 Appears to comply.	
3.3.4	Exiting distances and access to exits.	4	1977 Complies.	
3.3.5	Barrier-free access.	3	1977 Path of travel: complies. Doors and doorways: power assisted entrance required. Washrooms: very close to complying, space at door jambs for wheelchairs.	\$7,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1977 No asbestos audit available; provide.	\$5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1977 No problems evident.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$53,900.00

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	1977	Three catch basins with one in parking lot and two in field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1977	A few hose bibbs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems				
4.2.1	Fire hydrants and siamese connections.	N/A			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Not required	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1977	Water type pump fire extinguishers in recessed cabinets. No problems noted.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not required	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1977	Municipal water service with 76 mm main line and 25 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1977	No pumps. Valves appear in good shape. No problems noted.	
4.3.4	Piping and fittings.	4	1977	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1977	Recessed lavatories, wall hung urinals with flush valves and floor mounted water closets with flush valves. No problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1977	One State 80 gallon hot water heater complete with Armstrong pump. No problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1977	Municipal service connection to building with no problems noted.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	4	1977	Two Raypak 1467 MBH input boilers. Each feeding two building up forced air ventilating units with reheat coils in classrooms, convectors in washrooms and unit heaters at vestibules. No problems noted.	
4.4.2	Heating controls (including use of current energy management technology).	4	1977	Boilers controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1977	Combustion air appears to be adequate. Chimney constructed from galvanized sheet metal and appears in good shape.	
4.4.4	Treatment of water used in heating systems.	4	1977	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1977	Low water cut-off, pressure relief, and flow switches provided to boilers. Boiler alarms through building energy management system. All appear in good condition with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	1977	Ventilation system has replaceable media type filters in metal filter racks. No problems noted.	
4.4.7	Heating humidification systems and components.	4	1977	Humidification through a Burnham 600 MBH input boiler. No problems noted.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1977	Schedule 40 steel piping for hot water heating and ductwork for ventilation air. No problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1977	Fiberglass pipe insulation provided to all domestic water and heating piping. Insulation appears in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	1977	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1977	Ventilation units appear in good shape with no problems noted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1977	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	1977	Convectors in washrooms, unit heaters in vestibules, unit heater in mechanical room, and reheat coils in ductwork. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	1977	Two built up air handling units with supply and return fans and mixing sections. Equipment appears in very good shape.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1977	Design requirements unknown. Likely designed for 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1977	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	1977	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	1977	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)				
	<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).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems				
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1977	Andover control system. No problems noted.	
Overall Mech Systems Condition & Estim. Costs					\$0.00

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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	1977	Underground service from pad mounted utility transformer. Service has a 700 ampere main circuit breaker and is rated for 120/208V/3PH/4W, Westinghouse. No problems noted.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	1977	Mixture of high pressure sodium lights to building parking lot and perimeter, and incandescent lights at vestibules. Upgrade incandescent lights to high pressure sodium lights.	\$2,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	1977	Approximately 24 stalls with no problems noted.	
	Other				
5.2	Life Safety Systems				
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1977	Simplex 4002 with no visual strobe lights. Add one set of magnetic door holders to corridor doors and upgrade system to provide visual strobe lights.	\$15,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	1977	DC style battery pack units with remote heads. Battery pack units are old and should be replaced in order to provide continued service.	\$7,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	1977	Exit signs are older incandescent type and should be replaced with LED signs.	\$7,500.00
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3	1977	Add surge protection.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3	1977	Panelboards have some spare spaces, however, additional panels will be required to accommodate added receptacles to classrooms. Add two more panelboards for added plugs to classrooms.	\$5,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	1977	Wiring devices generally in good shape and provided with stainless steel coverplates. No problems noted. Insufficient receptacles in classrooms, provide at least 3 more receptacles per classroom.	\$6,000.00
5.3.5	Motor controls.	4	1977	Westinghouse motor starters to major motor loads. No problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1977	Lighting in building generally comprises of recess mounted fluorescent light fixtures using T12 lamps. Fixtures and lighting levels generally appear good with no problems noted.	Costs in 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1977	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1977	Recommend that fluorescent lighting be retrofitted to T8 style lamps with electronic ballasts.	\$76,100.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1977	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1977	Older Bogen MCP-35A intercom system. Recommend system be upgraded in order to provide continued service.	\$35,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	1977	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1977	Wiring left loose at tables as a portable type installation. No problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1977	Equipment at hub loose on top of a bookshelf. Provide an equipment rack to prevent damage to equipment.	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1977	Power wiring to computers and equipment appears to be good with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems				
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	1977	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	2	1977	Simplex time clock for class change. No longer functional. Replace with new or connect to building energy management system.	\$3,500.00
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					\$166,100.00

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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>		BISHOP SAVARYN SCHOOL 4 attached built in 1979 on north side, 3 attached units built in 1980 on east side.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Conventional BUR nearing end of effective design life; replace roofing.	\$55,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding; no problems evident.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors, new aluminum framed glazing with vents set in original wood frames. Security grilles on windows.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Acoustic tile set in T-bar grid ceiling, vinyl tile floors, painted gypsum board walls. Replace vinyl tile and unhygienic ceramic tile in washrooms.	\$1,200.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish wood bookshelves with carpet kick; worn but still serviceable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and tackboards; no problems evident.	
6.1.8	Heating system.	3	Forced air heating from Flame Master furnaces. Furnaces are older, repair parts hard to obtain and upgrade.	\$25,000.00
6.1.9	Ventilation system.	3	Ventilation provided from Flame Master furnaces.	Costs in 6.1.8
6.1.10	Electrical, communication and data network systems.	3	Upgrade fluorescent lights to T8 with electronic ballasts.	\$9,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Upgrade fire alarm system to provide visual strobe lights. Upgrade exit signs to LED type.	\$1,500.00
6.1.12	Barrier-free access.	3	BFA ramps do not comply; replace.	\$1,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$92,700.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14	70.8	992	5 1	80 100	1100	-108	Based on elementary core tables; capacity 300 plus 7 portables for total capacity of 475.
7.2	Science Rooms/Labs	1		126.6	3	95	285	-158.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	125.9	377.6	1 3	130 90	400	-22.4	
7.4	Gymnasium (incl. gym storage)	1 1 1	83.6 46.5 490	620.1	1 1 1	430 43	473	147.1	
7.5	Library/Resource Areas	1		139.4	1	220	220	-80.6	
7.6	Administration/Staff, Physical Education, Storage Areas			178.8	1 1 1	357 70 62	489	-310.2	
7.7	CTS Areas								
	7.7.1 Business Education	1		73.4				73.4	
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1245.7	1 1 1 1	445 213 120 60	838	407.7	
	Overall Space Adequacy Assessment			3753.6			3805	-51.4	