

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

School Name:	Branton Junior High School			School Code:	9621	
Location:	2103 - 20 St. N.W., Calgary			Facility Code:	1605	
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:	760	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1956	1	4570.4	Masonry; Flat roof	- Install steam boilers with perimeter radiation - Unit Ventilators and exhaust	
<b>Additions/ Expansions</b>	1964	1	1570.9	Masonry, Stucco fascia band; flat roof	- Air handler in basement mechanical room to supply air to north wing. Perimeter radiation for heating.	
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1965 (1985)	1	189.5	Same	Independent makeup air and exhaust system	I.A. modernized  Gymnasium and east wing reported to be renovated/repared following fire in 1986.
	1956 (1986)	1	?			
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966	1	83.5			
	1970	1	167.0			
			TOTAL 6391.8			
List of Reports/ Supplementary Information	Roofing inspection report not prepared. Authority having jurisdiction report(s) not prepared. Hazardous materials audit available - "Manage in Place" policy in effect.					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Overlay pave parking lot, add at grade curb cut for barrier free access	\$42,500
2	Building Exterior	Replace windows c/w infill (cost includes allowance for mech. equip. replacement)	\$439,800
3	Building Interior	Replace battleship lino flooring, patch/paint, replace damaged ceiling tile and damaged non rated doors, replace millwork and blackboards, provide new computer millwork, 2 stop elevator and barrier free washrooms	\$427,600
4	Mechanical Systems	Install backflow prevention valves in fire line. Replace C.I. Drainage piping. Replace domestic hot water boiler, storage tank and heat exchanger system. Replace steam boiler heating system. Upgrade ventilation system. Replace pneumatic control system with energy management technology.	\$1,051,500
5	Electrical Systems	Upgrade existing 400 amp original CDP. Upgrade exterior lights. Upgrade fire safety systems including fire alarm, exit and emergency lighting. New light fixtures with T-8 lamp and electronic ballasts are required. No surge protection on power.	\$330,660
6	Portable Buildings	Replace flooring, replace writing and tackboards; replace furnaces, add exit lights, upgrade fire alarm and tie to main building, upgrade lighting	\$45,400
7	Space Adequacy:		
	7.1 Classrooms	A large deficiency of 143.4 m2. 3 classrooms converted from; Fabric dress, Committee Rm and a storage room	
	7.2 Science Rooms/Labs	A deficiency of 88.3 m2. The science lab was converted from a classroom	
	7.3 Ancillary Areas	A surplus of 129.4 m2	
	7.4 Gymnasium	A considerable deficiency of 481.5 m2.	
	7.5 Library/Resource Areas	A slight deficiency of 52.6 m2.	
	7.6 Administration/Staff Areas	There is a large surplus of 207.2 m2. This includes Mech space of 244.8 m2.	
	7.7 CTS Areas	Overall deficiency of 360.8 m2.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A surplus of 193.8 m2. 283.9 m2 for shop storage	
	Overall School Conditions & Estim. Costs		\$2,337,460

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears 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.	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).	3	Wrought iron - painting required Chainlink - acceptable Post and cable - acceptable Bike stand - Acceptable Flag pole - Acceptable	\$1,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Appears acceptable	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	F.I.	Portable emergency exit recessed and screened by trees - poor visibility - evidence of burn mark on wood stair landing at one location.	
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	Lane vehicle access - 3 locations. 2 street pedestrian access points - one from parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site road network	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street Drop-off	
1.2.4	Fire vehicle access.	4	Street and lane access	
1.2.5	Signage.	4	Visible and acceptable	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	48 Stalls - 35 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	Paved lot - drainage to catch basins good pavement cracked in poor condition - overlay pave	\$39,500
1.3.4	Layout and safety of sidewalks.	4	Acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	2	Need curb cut at parking lot entry for at grade access	\$1,500
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$42,500

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	<b>Roofing and Skylights</b> <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 frfom 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.	1956	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).	4	All	No problems noted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No problems noted	
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	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	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.	1956	Plaster cracking evident at window sill areas - East side of 1956 bldg.	
Other		3	All	Scope of work required for mechanical equipment removal/replacement not determined. - Cost indicated is 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).	4	All	Minor damage - acceptable	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Acceptable	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Acceptable	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1956 1964	Original wood retro fit. - Ext. single glazing in wood sash; int. single glazing in Alum. Sash - deteriorated - Replace all c/w infill Original Alum. Single glazed exterior and interior with venetians between panes - Damaged and deteriorated seals etc. - Replace all	\$339,800
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Reference and cost - See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	Reference and cost - See 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$439,800

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	Conc., quarry tile and 12"x12" VAT acceptable. Gym hardwood floor - acceptable. Battleship lino - joint peaking - replace 1180 m2 Carpet - worn, open seams - replace 415 m2	\$52,600
3.2.2	Wall materials and finishes.	3	All	Conc. And Conc Block - acceptable Plaster/Gyp. Bd. - minor patching Paint throughout Vinyl faced walls(1964 area) acceptable	\$78,000
3.2.3	Ceiling materials and finishes.	3	1956 1964	Lower floor - Cafeteria and lunch room. Glue-on acoustic poor condition replace. Remainder okay. Main floor - 2'x4' suspended - good 2' x 4' Suspended acoustic/spraytex - generally okay - replace 265 m2 damaged tile	\$13,300

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1956	Damaged and non-rated at classroom and washroom etc. locations - replace 52 - remainder acceptable	\$43,500
			1964	Replace 6 non rated doors - remainder - okay	
3.2.5	Millwork	3	1956	Damaged and worn out - Replace in Food Lab, Drama, Art, 2 classrooms, and Staff and Kitchen area. Provide computer work stations in comp. Lab	\$58,200
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Original Blackboards w/ Retro fit white boards - replace throughout. Tackboards - okay	\$22,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Equip. appears in good condition	
3.2.8	Washroom materials and finishes.	4	All	All in good condition except not barrier free renovate 4 ( 2 at lower floor and 2 at main floor) for barrier free access - See costs in 3.3.5	
Other					

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>		Bldg. Section	Description/Condition	
		F.I.	All	Authority having jursdiction reports not prepared of available	
		4	All	Combustible and non-combustible - no sprinklers	
		F.I.	All	Fire separation zones appear to be present except above ceiling construction at corridors not observed(concealed)	
		F.I.	1956 1964	Appears acceptable No wall cladding behind lockers - exposed metal studs visible where lockers/fillers removed.	
		F.I.	All	Appear acceptable except pr. Of doors at north computer technology and mech. Rms. Dead bolted. (courtyard access/exit)	
		1	All	Exterior ramp - See 1.3.5. Provide 2 stop elevator c/w hoistway. Provide 4 barrier free washrooms - (2 at main floor & 2 at lower floor)	\$160,000
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - Extent of Hazardous materials and abatement costs not determined.	
		F.I.	1956	Boys and girls lower floor gang showers drain to central floor drains - No drainage trough - Review Re: Health.	
Other	F.I.	1956	Floor assembly above cafeteria(lower floor) does not appear to be rated - sub floor sheathing visible at missing ceiling tile locations		
	Overall Bldg Interior Condition & Estim Costs				\$427,600

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. 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, 2" to domestic and 4" 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 fire service.	\$10,000.00
4.3.4	Piping and fittings.	3		Drainage piping all cast iron. Sign of leak and rust at joints, replacement required. Domestic piping are all copper, satisfactory condition.	\$136,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures were upgraded after 1986 fire except for basement south areas.	\$30,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Domestic hot water system by boiler and storage tank with heat exchanger. System exceed service life.	\$20,000.00
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. Sump pit and pump in boiler room, satisfactory condition.	
Other		3		Basement Boys and Girls shower areas have individual floor drains in centre of gang shower areas. Violation of Plumbing Code and Health Regulations. See 4.3.5.	

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	1956	Two steam boilers originally installed in 1956. System and condensate system appeared in good operating condition. System exceed service life.	\$306,180.00
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).	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.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Appears to be satisfactory. 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	1956	Unit ventilators, radiation and exhaust only, system exceed service life, upgrading required. (Insufficient exhaust)	\$340,200.00
			1968	Air handler in basement mechanical room with in R/A fan, 2 swamp coolers, exceed service life, upgrading required.	
			1985	I.A. Room: Independent make up air unit and exhaust, univentilators for heating. (Make up air unit and exhaust appears to be satisfactory)	
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 and quantity 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	1956	Poor exhaust system and insufficient capacity. New exhaust system required. Part of 4.5.1	
			1968	Capacity unknown. New exhaust system required. Part of 4.5.1	
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		I.A. : Welder exhaust, dust collection, kiln exhaust, photo lab exhaust. All appeared to be satisfactory.	
Other		3	1956	Lack of ventilation in storage rooms, janitor rooms and interior rooms. Part of 4.5.1	

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. 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	1956 1968	Insufficient ventilation through univentilators. Marginal condition. Very dirty ductwork. See 4.5.1	
Other					

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 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.	\$204,120.00
	Overall Mech Systems Condition & Estim. Costs				\$1,051,500.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground 600 amp 120/208V 3phase 4 wire main service to 800 amp CDP and subfeed to 400 amp original equipment. Estimated peak load demand @ 125 KVA.. Original 400 amp equipment are very old and obsolete, need replacement.	\$25,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights in front and side of building and over doorways. Time clock control. Upgrade fixtures and add new fixtures.	\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		30 car plugs available.	
	Other				
5.2	<b>Life Safety Systems</b>		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Existing fire alarm system was upgraded in late 1980/early 1990. Additional devices are required, add bells and strobes, replace existing panel.	\$12,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment are all functional. Upgrade some battery packs.	\$6,000.00
	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. Change to LED type to improve reliability.	\$6,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	2		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	4		Existing panels are satisfactory with some space for future.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Appears to be satisfactory.	
5.3.5	Motor controls.	F.I.		MCC replace on an as needed basis. Honeywell under contract to modify.	
Other					

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. 35-50 F.C. in Office, 45-50 F.C. in Classroom, 25-30 F.C. in North Wing Classrooms (with percentage of lights shut off to save energy under energy program), 15-20 F.C. in Gym, 40-50 F.C. in Staff room, 35-45 F.C. in Library, 15-25 F.C. in Hallways, 20 F.C. in Washrooms, 25-30 F.C. in Computer Room, 50-60 in Home Ec., 45-50 F.C. in Art Room, 35-50 F.C. in I.A. Classroom, 30-35 F.C. in I.A. Shop. Most rooms have 3 switches. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.	\$272,160.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Some original building fluorescent luminaires may contain PCB's in Ballast. Cost estimate for disposal of ballasts.	\$2,000.00
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 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 room with the Electrical main service, inadequate ventilation.	\$1,000.00
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					\$330,660.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<b>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</b>		1966 Portable See following sheet for 1970 Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Not visible - unit skirted	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report not prepared - low slope pitched roof.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vent Metal siding over wood lap siding - good condition	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Doors - S.C. wood - okay Windows - fixed thermal and alum. Siding - okay	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floor - Battleship Lino - replace Walls - plywood paneling - okay Ceiling - Glu-Lam, painted wood decking w/ Glue-on Acoustic - okay	\$2,800.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A	No fixed Millwork	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable	
6.1.8	Heating system.	3	Furnace in corner of room with S/A plenum on top (no ductwork distribution). Units exceed service life. Replace furnaces, add ductwork distribution.	\$5,000.00
6.1.9	Ventilation system.	3	Minimum ventilation through furnace. Poor distribution. (See 6.1.8)	
6.1.10	Electrical, communication and data network systems.	3	Add 2nd exit light. Upgrade fire alarm to match building system c/w tie ins to annunciator panel. Upgrade lights to T-8 and electrical ballasts. Network and phone existing.	\$6,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	See 6.1.10	
6.1.12	Barrier-free access.	4	Wood exterior ramp accessible from main bldg.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>		See following sheet	

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	19	Varies	1296.6 m2	18	80	1440 m2	(143.4 m2)	Classrooms converted from: Fabric Dress, Committee Room and Storage
7.2	Science Rooms/Labs	4	Varies	391.7 m2	4	120	480 m2	(88.3 m2)	Science room converted from classroom
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	8	Varies	659.4 m2	5	2@130 3@90	530 m2	129.4 m2	3 - Comp rm 1 from converted from Planning rm 2 from classrooms Drama rm converted from Art rm Art rm converted from Classroom Comp rm converted from Corridor
7.4	Gymnasium (incl. gym storage)	1		415.5	1	815 82	897 m2	(481.5 m2)	
7.5	Library/Resource Areas	1	277.4	277.4 m2	1	330	330 m2	(52.6 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	834.2			627 m2	207.2 m2	Mech space of 244.8 m2 located here
7.7	CTS Areas								
	7.7.1 Business Education				3	3@115	345 m2	(345 m2)	
	7.7.2 Home Economics	2	106.5 98.4	174.9 m2	1	160	160 m2	14.9 m2	Sewing room converted from classroom
	7.7.3 Industrial Arts	1	224.2	224.2 m2	1	280	280 m2	(55.8 m2)	
	7.7.4 Other CTS Programs	2	13.0 12.1	25.1 m2				25.1 m2	Dark room and Finish Room
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2092.8 m2			1899 m2	193.8 m2	283.9 m2 for shop storage
	<b>Overall Space Adequacy Assessment</b>	38		6391.8 m2	34		6988 m2	(596.2 m2)	

## School Facility Evaluation Project

### Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

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