

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	Cardinal Leger Junior High School				School Code:	18
Location:	Edmonton				Facility Code:	2043
Region:	Central				Superintendent:	Mr. Garnet McKee
Jurisdiction:	Edmonton R.C.S. Regional Division #40				Contact Person:	Mr. Ken Yakimovich
					Telephone:	(780) 453-4500
Grades:	VII - IX				School Capacity:	540
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	1973	2	3609.70	Masonry, SBS torched on roofing, concrete block, stucco and steel framing.	Central Air Handling units for Gym and rest of school. Perimeter hot water radiation. Air conditioning.	
Additions/ Expansions	1998	1	342.50	Masonry, SBS torched on roofing, concrete block, stucco and steel framing.	Addition of new corridor on north side of school. Served by existing building mechanical systems.	Add Second Floor to Stage; Corridor on east side.
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1993 1994 1994 1995 1995 1996 1996 1997			Modernization Renovation Re-roofing Upgrade Renovation BQRP BQRP BQRP		Science Room Conference Room in Staff Room Canopy of 1973 section Classrooms 201 and Computer Room Half IA into CTS Computer Lab. Convert Classroom 202 to Computer Lab. Vinyl Tiles in Room 103 Portable 125
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979 1988 1990	1 1 1	83.50 174.50 240.50	Portables 241 & 125 Framed, wood siding, SBS torched on roofing. Portables 242 & 243 Framed, wood siding, SBS torched on roofing. Portables 229 & 230 Framed, wood siding, SBS torched on roofing.	Natural gas furnaces connected to underfloor ducts and sill mounted supply registers. Low voltage thermostats.	
List of Reports/ Supplementary Information	None Room nos. based on Edmonton R.C.S. School Board drawings.					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$41,500.00
2	Building Exterior	Repair SBS torched on roofs. Repair windows and accessories. Repair and repaint exit doors.	\$56,300.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$64,500.00
4	Mechanical Systems	This school has been fairly well maintained in meeting the occupant needs, however two items which require immediate attention are the replacement of a domestic water heater and the re-insulation of some heating pipes.	\$7,000.00
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide surge suppression system and provide additional receptacles in the classrooms.	\$118,500.00
6	Portable Buildings	Repair exterior finish, doors and windows. Repair interior finishes and millwork. Repair wall mounted equipment.	\$31,750.00
7	Space Adequacy:		
	7.1 Classrooms	-115.00	
	7.2 Science Rooms/Labs	-21.60	
	7.3 Ancillary Areas	256.50	
	7.4 Gymnasium	-181.10	
	7.5 Library/Resource Areas	-80.60	
	7.6 Administration/Staff Areas	-296.40	
	7.7 CTS Areas	-275.1	
	7.8 Other Non-Instructional Areas (incl. gross-up)	425.00	
	Overall School Conditions & Estim. Costs	-288.30	\$319,550.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 2 streets. Adequate.	
1.1.2	Outdoor athletic areas.	4	Open field shared with St. Philip School. Open field with 2 sets of soccer goal posts and 2 sets of hockey goal posts, maintained by the City of Edmonton. 3 sets of basketball backstops on concrete pad on north side of school.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No outdoor playground equipment.	
1.1.4	Site landscaping.	4	Trees, flower bed and shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fences installed for west side of open field. Bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding around the school especially in parking lot. Need new grading around the building. 1 catch basin was seen in parking lot.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalk at all exits, e.g. Room 111. Exposed concrete foundation walls.	Included in 1.3.4
1.1.8	Safety and security concerns due to site conditions.	2	Entrance between parking stalls is not wide enough. Tall tree root damaged the asphalt sidewalk.	\$8,000.00
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		<u>Description/Condition</u>	

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access for entry and exit from 88A Street for staff parking lot. One access for entry and exit from 144 Avenue for staff parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus loading and unloading areas along 144 Avenue.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	3	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage installed. Install signage. No handicapped stall signage. Install signage.	\$500.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	23 marked staff parking stalls. No visitor parking stall. Provide one handicapped parking stall.	\$3,000.00
1.3.2	Layout and safety of parking lots.	4	No apparent problem.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving. 1 catch basin was seen.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked.	\$10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk. (See 1.3.4)	
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut for barrier free access.	
Other				
	Site Conditions Estimated Costs			\$41,500.00

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	Exposed concrete foundation walls. No visible crack on foundation walls.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Exterior square columns at front entrance covered with metal cladding in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Exposed OWSJ and metal deck in Gymnasium. All areas were covered with mineral fibre ceiling tiles.	
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).	3	1973	SBS roofing needs repair over Room 203. Ponding over Home Economics Room 111. SBS roofing need repair. Repair roofing area is about 100 sq.m.	\$15,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Short stair and access door near Room 204 to lower roof. Repair access door lock which is not working properly. Cat ladder from lower roof to upper roof.	\$300.00
2.2.3	Control of ice and snow falling from roof.	4	All	No apparent problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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	Facing bricks have water stains e.g. north of building. Ribbed concrete blocks in good condition. Ceramic tiles had some cracked. Metal cladding in good condition. Stucco has some cracks above lower roof.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Stucco soffit at main entrance in good condition. Metal cladding fascia had some paint peeled off. Metal flashing in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Facing bricks have water stains e.g. north of building.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Exterior downspouts from roof over the exits are in good condition.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Drywall has no water mark.	
Other					
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	Aluminum front entrance doors in good condition. West wood exit doors need repaint. Metal exit doors e.g. 111 need repaint. All exit doors e.g. 1A (110A), east and west exits need new weatherstrips. Caulking around some exit doors.	\$10,000.00

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).	3	All Door hinges and closers for all exterior metal doors to be readjusted.	\$3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All Central panic bolt of entrance aluminum doors need repair. Panic bolt missing in Home Economics. Install panic bolt.	\$2,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All Dirt found between glazing typical. Gaskets need replacement e.g. 103, 209. Caulking around some windows is required.	\$16,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All Operable aluminum window knobs not working, e.g. 103, 206, 209, corridor near Library. Some horizontal aluminum blinds need repairs or replacement, e.g. 209. Missing horizontal blind between glazing in 103. Install new horizontal blind.	\$10,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All No water mark on window sills.	
Other				
	Building Exterior Estimated Costs			\$56,300.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 3	Building Interior	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).	3	All	Concrete block walls have minor cracks. Folding partition between Gym and Stage has no apparent problem. Some dirty concrete block walls need repaint.	\$1,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Quartzite (Terrazzo) floor cracked , e.g. Boys Washroom, vestibule near IA, second floor landing near Classroom 209.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Carpet has normal wear and tear condition in 201. Maple on perma-cushion in gymnasium and stage damaged. Repair floor finish. Vinyl tiles scratched and stained e.g. 101, 102, 103, 111, 203, 206, IA 110A. Repair vinyl tiles.	\$22,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall near Concession shutter needs repair and repaint. Concrete block walls in IA (110A) need repaint. Acoustic panels in Gym. in good condition.	\$5,000.00
3.2.3	Ceiling materials and finishes.	3	All	Exposed OWSJ and metal deck in Gym. in good condition. Replacement of stained suspended ceiling tiles in CTS 110B, IA 110A, IA storage, 111, 102, 207, 209. Replacement of damaged suspended ceiling tiles in IA office, 102, 201, 202, 205.	\$5,000.00

Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Interior wood doors e.g. 102, 103, 111, 206, 209 need repaint. Repaint metal door frames and metal doors e.g. 1A storage door. Some door hinges need readjustment and door locks need repair, e.g. 206, 202.	\$11,000.00
3.2.5	Millwork.	3	All	Some countertop plastic laminate finish chipped and scratched, e.g. 111, Science 101, 102. Repair countertops. Cabinet doors catch each others. Cabinet door hinges need adjustment. e.g. Library 210, 206. Wood window sills need repair, e.g. 208, 209.	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards in good condition. Tackboards in good condition. Replace damaged whiteboard in 205.	\$500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing rack in Gymnasium.	
3.2.8	Washroom materials and finishes.	4	All	Different types washroom finishes: Concrete blocks; ceramic tiles. Drywall ceiling in good condition. Concrete floor painted with epoxy. Suspended ceiling tiles and vinyl tiles in Vestibule. Suspended ceiling tiles, concrete block walls and vinyl tiles in Second Floor Staff Washrooms.	
Other					

Section 3	Building Interior	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	
		4	All	Non combustible and non-sprinklered.	
		4	All	Adequate.	
		4	All	All classrooms have wood doors and metal frames.	
		4	All	Adequate.	
		4	All	No barrier free access. Barrier free access to Gymnasium. No barrier free access to Washrooms. No barrier free access to Second Floor.	
		3	All	Given age of building, asbestos could be present. Complete hazardous materials audit.	\$5,000.00
		4	All	No apparent problem.	
	Other				
	Building Interior Estimated Costs				\$64,500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services			<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1973	Catch basins around building in parking lot, driveway and playground. Connected to City mains. Roofs of Portable classrooms splashed to grade. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4	1973	No irrigation systems. Hose bibbs around perimeter of school. Good condition.	
4.1.3	Outside storage tanks.	N/A		No storage tanks at this school.	
Other					
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	1973	No known problems.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1973	Fire hose cabinets throughout the building, in good condition. No sprinklers.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1973	Dry chemical fire extinguishers throughout the building. Checked regularly. Good condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		No special fire suppression situations.	
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	1973	Domestic water supply and pressure appears good.	
4.3.2	Water treatment system(s).	N/A		There is no water treatment on the domestic water system in this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1973	Backflow prevention valves on Boiler make-up line. All other observed isolation and balancing valves appear to be in good condition.	
4.3.4	Piping and fittings.	4	1973	No known problems with piping and fittings - Water (copper) & Sewer (cast iron, copper).	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1973	Toilets, sinks, urinals, shower are in generally good condition. Ongoing maintenance. No known problems.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1973	two tank type water heaters: State SBT 70-360-NE960-DCGA in good condition, Superhot 87/300 in failing condition - replace this unit.	\$5,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1973	No sumps. No known problems with sewers, e.g. breaks or leaks.	
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).	4	1973	Boilers appear to be of adequate capacity to meet the needs of the building. Boilers are two Raypak model 2752 WJ, rated at 2750 mbh input.	
4.4.2	Heating controls (including use of current energy management technology).	4	1973	Andover heating systems controls. Works well. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1973	No known problems with combustion air duct or chimney.	
4.4.4	Treatment of water used in heating systems.	4	1973	Chemical pot feeder. Chemicals manually added. Consumption of chemical is fairly steady. No known problems.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1973	No known problems.	
4.4.6	Heating air filtration systems and filters.	N/A		No heating air filtration systems in the original building.	
4.4.7	Heating humidification systems and components.	N/A		No Heating humidification systems in this school.	

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).	4	1973	Piping and ductwork in good condition. No known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	3	1973	Damaged pipe insulation requires repair or replacement in the second floor Mechanical Room.	\$2,000.00
4.4.10	Heat exchangers.	N/A		There are no heating system heat exchangers in this school.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1973	No heating system mixing boxes. Dampers and linkages in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1973	Heating distribution and comfort throughout entire school is acceptable. No known problems.	
4.4.13	Zone/unit heaters and controls.	4	1973	Force flow heaters in entrance vestibules. Unit heaters in service spaces. Controls for same are all acceptable. No known problems.	
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.	4	1973	Both the Gymnasium and the main school air handling units appear to be in good condition. Their capacity appears adequate, based on reports of user comfort. No known problems.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1973	System was likely designed for approx. 5 cfm of O/A per occupant. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1973	System was likely designed for approx. 1 cfm / sq.ft., total supply air. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.4	Exhaust systems capacity and condition.	4	1973	Gymnasium exhaust and Washroom exhaust. Capacity and condition appear to be acceptable. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	1973	Separation of outflows and intakes appears to be good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special or dedicated ventilation or exhaust systems observed.	
Other					

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).	4	1973	Andover controls for ventilation systems. Working well. No known problems.	
4.5.8	Air filtration systems and filters.	4	1973	Air filters are changed regularly. 3-4 times per year. No known problems.	
4.5.9	Humidification system and components.	N/A		No humidification system in this school.	
4.5.10	Heat exchangers.	N/A		No ventilation system heat exchangers in this school.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1973	No mixing boxes. Dampers, linkages, ducts and diffusers are in good condition. No known problems.	
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).	4	1973	Condensing units appear to be in good condition. The Large unit which serves the main portion of the school is older, but proper maintenance has kept it in good working order.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Refer to section 4.5.11.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Refer to section 4.5.7.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No special / dedicated cooling systems.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1973	Andover control system serving HVAC systems. No known problems. See also, sections 4.6.3, 4.5.7 and 4.4.2. No known problems.	
	Mechanical Systems Estimated Costs				\$7,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services			<u>Description/Condition</u>	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground service from on-site pad mounted transformer. Installation is satisfactory. Main Switchboard: 1200A, 120/208V, 3PH, 4W, c/w 1200A main breaker. Ample spare breaker capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures. Fixture are of the H.I.D. type. Coverage is adequate and no safety concerns expressed.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 30 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. No control provided other than breaker control.	
Other					
5.2	Life Safety Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 4002 system. Zoned, supervised and monitored. Condition is good and system is tested annually, and device coverage and location are satisfactory. Ample spare capacity in the system.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is provided by battery packs and remote heads. Coverage is satisfactory. All packs operational.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are provided DC power from the battery packs.	
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	All	None provided; concern expressed about power spikes. Provide surge suppression system.	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, well identified, and c/w directories. All panels have spare breaker spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	3	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition, however, concern was expressed about lack of receptacles in the classrooms. Provide additional receptacles in the classrooms.	\$15,000.00
5.3.5	Motor controls.	4	Mech Room	Wall mounted starters have been provided for motor control. Installation and operation satisfactory.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures for the most part are c/w T12 lamps and standard ballast's. Fixtures are in generally good condition. Illumination levels are as follows: Classrooms: 50 to 60 fc Hallways: 25 to 30 fc Washrooms: 35 fc Staff Rooms: 65 fc Gymnasium: 40 to 45 fc Administration: 50 to 70 fc. Recommend to retrofit fixtures utilizing electronic ballast's and T8 lamps. Refer to 5.4.3.	Included in 5.4.3
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend to replace or retrofit existing fixtures with new T8 lamps and electronic ballast's. As existing exit lights fail, and need replacing they should be replaced with LED type exit lights. Provide timer and temperature control for the vehicle plug-ins.	\$100,000.00
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	All	Nitsuko telephone system has been provided. System is adequate, no concerns expressed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA/intercom function accomplished via the telephone system. System is adequate and operation is satisfactory.	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	All	Cat. 5 cabling has been provided; data outlets have been provided in classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling installation is satisfactory. Combination of open wiring and wiring in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Installation is satisfactory. Data equipment located in the general office storage room. Area is secure and well ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been provided for data equipment.	
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		N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	No master clock system provided. Electric clocks have been provided in all areas.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Bldg. Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Electrical Systems Estimated Costs				\$118,500.00

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>		1990 Detached on East Side (2 units - 229 & 230)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	SBS torched on roofing in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding in good condition. Metal cladding fascia in good condition. Replace damaged plywood baseboards.	\$2,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Exit door 230 does not close properly. Repair door hinges. Repaint wood doors and frames. Wood exit doors need repaint.	\$1,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Replace carpet. Suspended ceiling tiles in good condition.	\$1,200.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repair millwork edge.	\$1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Chalkboards in good condition.	
6.1.8	Heating system.	4	Individual furnaces serving each portable classroom. No known problems.	
6.1.9	Ventilation system.	4	Furnace systems described in section 6.1.8, also provide a measure of ventilation to the portable classrooms. No known problems.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Vestibule between classroom entrance doors and metal rolling shutter may trap the students during fire. Replace rolling shutter. Not enough acoustic materials to reduce the sound level. Install acoustic panels.	\$8,000.00
6.1.12	Barrier-free access.	4	No barrier-free access.	
	Portable Buildings Estimated Costs			\$13,200.00

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>		1988 Detached on East Side (2 units - 242 & 243)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	SBS torched on roofing in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding in good condition. Plywood baseboards damaged. Replace baseboards.	\$2,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Exit metal door hinges 242 need readjustment and door lock needs repair. Repaint scratched wood doors and frames. Exit metal doors need repaint. Operable window knob missing in 242. Install new operable window knob.	\$1,550.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Replace carpet. Scratched drywall need repair. Suspended ceiling tiles in good condition.	\$2,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork countertop and shelves need repair.	\$1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Chalkboards in good condition.	
6.1.8	Heating system.	4	Individual furnaces serving each portable classroom. No known problems.	
6.1.9	Ventilation system.	4	Furnace systems described in section 6.1.8, also provide a measure of ventilation to the portable classrooms. No known problems.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problem.	
6.1.12	Barrier-free access.	4	No barrier-free access.	
	Portable Buildings Estimated Costs			\$7,050.00

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>		1979 Detached on East Side (2 units - 241 & 125)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	SBS torched on roofing in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding in good condition. Plywood baseboards damaged. Replace baseboards.	\$2,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Exit door 230 does not close properly. Repair door hinges. Repaint wood doors and frames. 20min fire rated wood doors need repaint. Window gasket needs replacement.	\$5,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Replace carpet. Scratched drywalls need repair and repaint. Suspended ceiling tiles stained in 125. Replace ceiling tiles.	\$3,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repair millwork edge.	\$1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Chalkboards in good condition. Whiteboards in good condition. Replace damaged tackboards.	\$500.00
6.1.8	Heating system.	4	Individual furnaces serving each portable classroom. No known problems.	
6.1.9	Ventilation system.	4	Furnace systems described in section 6.1.8, also provide a measure of ventilation to the portable classrooms. No known problems.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problem.	
6.1.12	Barrier-free access.	4	No barrier-free access.	
	Portable Buildings Estimated Costs			\$11,500.00

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	6 1 4(P)	418.2 72.0 274.8	765.00	11	80	880.00	-115.00	Use Junior High Area Guidelines Capacity (540 - 65) = 475. (P) = Portable with 68.7 sq.m. each.
7.2	Science Rooms/Labs	2	109.2	218.40	2	120	240.00	-21.60	Table A
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			656.50	1 3	130 90	400.00	256.50	Table A
7.4	Gymnasium (incl. gym storage)	1 1	446.0 27.9	473.90		595.0 60.0	655.00	-181.10	Table A
7.5	Library/Resource Areas			139.40	1	220	220.00	-80.60	Table A
7.6	Administration/Staff, Physical Education, Storage Areas			284.60	1	581	581.00	-296.40	Table A
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230.00	-230.00	Table A
	7.7.2 Home Economics			130.10		160	160.00	-29.90	Table A (Capacity = 20)
	7.7.3 Industrial Arts			132.4		280	280.00	-147.60	Table A (Capacity = 20)
	7.7.4 Other CTS Programs			132.40				132.40	(Capacity = 25)
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1518.00	1	1093	1093.00	425.00	Table A
	Overall Space Adequacy Assessment			4450.70			4739.00	-288.30	