

School Facility Evaluation Project
Part I - Facility Profile and Summary

	School Name:	Clarence Sansom Jr. High School			School Code:	9682
	Location:	5840 24th Avenue NE, Calgary			Facility Code:	1648
	Region:	Calgary			Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo
					Telephone:	214-1123
	Grades:	7-9			School Capacity:	690
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	1982	2	5994.19	Concrete slab-on-grade with vinyl composite tiles or carpet. The gym floor is hardwood on sleepers. The exterior of the school consists of brick and metal cladding. The exterior windows are sealed units. The roof is a built-up asphalt roof with metal decking and steel trusses with an acoustic tile t-bar ceiling below. The interior walls consist of painted concrete block. In the administration area, vinyl covered partitions have been erected. Washrooms are barrier-free and have ceramic tile on the walls and floor. The entry of the school is covered with quarry tile and there are wooden battens on the entry/lobby walls.	Variable air volume system operates in conjunction with a perimeter hot water heating system. Chilled water system in place for cooling on main and gymnasium ventilation units.	
	Subtotal		5994.19			
Additions/Expansion						
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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Upgrading/ Modernization (Identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	2	790.92	The portables are two stories in height with an asphalt built-up roof. The exterior is covered with metal cladding and the exterior windows are sealed units. On the main level, vinyl composite tile can be found in the corridor and classrooms. On the second level, there is carpet in the corridors and classrooms. One set of portables is to be removed from the existing school. (One classroom on the main level and one classroom on the second level.	Portables are tied into the base building system for heating and ventilation.	
	Subtotal		790.92			
	Total		6785.11			
List of Reports/ Supplementary Information	No reports were available.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Curb cut required on parking area for barrier-free access. Barrier-free parking stall required. Barrier-free ramp required. Catch basin in parking lot needs to be lowered.	\$30,000.00
2	Building Exterior	Roof needs to be redone Metal cladding to be replaced and repaired. Paint doors and frames. Electronic door openers required.	\$119,000.00
3	Building Interior	New carpet Fix Bathroom tiles. Replace missing vinyl composite tiles in corridor. Paint doors and frames. 3% Design Contingency Fund: \$6,510.35 Interiors: \$39,379.60	\$45,889.95
4	Mechanical Systems	The school is a 20 year old facility with a perimeter hot water heating and variable air volume mechanical system. It's been very well maintained and other than general maintenance, very little work is required. A humidification upgrade and backflow protection are all that is required.	\$60,000.00
5	Electrical Systems	School is in good condition. Regular maintenance required.	\$343,000.00
6	Portable Buildings	Replace carpet. Paint doors and frames. Roof needs to be redone.	\$28,632.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 892.42 m ² . Current student population suggests space is adequate. Two portables are to be removed.	
	7.2 Science Rooms/Labs	Deficiency: 49.98 m ² .	
	7.3 Ancillary Areas	Deficiency: 134.25 m ² .	
	7.4 Gymnasium	Deficiency: 172.88 m ² .	
	7.5 Library/Resource Areas	Surplus: 97.55 m ² .	
	7.6 Administration/Staff Areas	Surplus: 264.3 m ² .	
	7.7 CTS Areas	Surplus: 137.01 m ² .	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 870.17 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 85.39 m ² . School is taken care of poorly.	\$626,521.95

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Size is adequate.	
1.1.2	Outdoor athletic areas.	5	1 Soccer Field 1 Baseball Diamond	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N.A.		
1.1.4	Site landscaping.	5	Mature - well-drained site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Bike stands, flag poles, guard rails, and perimeter fencing is provided. Flag pole needs repainted.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Site drains well in front of school. Parking area is problematic with snow. See 1.3.4.	
1.1.7	Evidence of sub-soil problems.	4	No problems observed.	
1.1.8	Safety and security concerns due to site conditions.	4	Safety was a problem in the parking area. 80 windows had screens installed because they were broken. Lighting was added to the parking area.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	The school faces two streets. The school has two pedestrian access points and two parking access points. Fire vehicle access lane provided through parking lot. Road leads to parking area and exits on other side of site.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt covered. Adequate	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City street in front of school. Curb cuts provided at corner of lot.	
1.2.4	Fire vehicle access.	5	Fire lane provided in rear of school, runs through parking area.	
1.2.5	Signage.	5	Signage on front of building provided and is adequate.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	1	45 stalls provided. No designated handicap stalls. According to the 1997 Code - with 45 stalls. 2 barrier-free parking stalls need to be provided. A sidewalk to accommodate the stalls needs to be added. A curb cut is also required.	\$7,000.00
1.3.2	Layout and safety of parking lots.	1	Barrier-free parking stalls need to be provided. See 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Catch basin is too high in parking area for proper drainage. Water collects in centre of lot. It needs to be lowered.	\$10,000.00
1.3.4	Layout and safety of sidewalks.	4	Sidewalks sloped to exits and guard rails provided.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Adequate. Combination of asphalt and concrete used.	
1.3.6	Curb cuts and ramps for barrier free access.	1	A curb cut is provided where the sidewalks meet at the southwest corner of the school site. Sidewalks are sloped to the entrances. However, the front of the school is on a hill and a ramp is required from the sidewalk to the concrete landing outside the front of the school.	\$12,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$30,000.00

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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	All	Adequate - no observed structural problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	No signs of any problems. Painted concrete block with some vinyl covered partitions are provided throughout the school.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I.	All	Adequate. No observed structural problems	
2.1.4	Control/expansion joints.	4	All	Adequate, where applicable	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	Roof needs to be redone. Leaks have been reported. Further investigation is required to determine the extent of damage. \$65/sq. m. used for asphalt roofing (includes roof removal): \$250,000.00. Roof construction consists of built-up asphalt roofing over metal deck and steel trusses with t-bar ceiling.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation is required when roof is properly reviewed.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. No problems exist in regards to ice and snow.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All		
Other					

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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).	3	All	The metal overhangs and metal cladding require repair and replacement in areas. Brick work is in adequate condition.	\$100,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Metal fascia needs to be repaired and/or replaced. Unit cost used is \$30/sq. m	\$12,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	All	Adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	Adequate.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	Adequate	
Other					

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).	2	All	Doors and frames need repainting. 10 doors @ \$100 each - cost supplied by Devitt and Forand Contractors Inc.	\$1,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Recently upgraded security at front door in regards to Hardware. Electronic door openers required. See 2.4.3	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Hardware is adequate for standard use. Electronic door openers are required at all entrances. 4 required. \$1,500 for door opener.	\$6,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Adequate. Sealed Units	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Adequate	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All	Adequate.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$119,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Adequate. Concrete block painted. Vinyl covered partitions.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	New carpet required in Music Room and in Library. Corridor vinyl composite tiles need repair and replacement. Some tiles are missing. For estimate of tile replacement, see 2.1.1. Removal: \$4,009.95 Underlay: \$10,425.87 Carpet: \$17,643.78	\$32,079.60
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	See 3.1.2	
3.2.2	Wall materials and finishes.	4	All	See 3.1.1	
3.2.3	Ceiling materials and finishes.	4	All	Acoustic tile t-bar ceiling system provided. It is adequate.	

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	All	All doors and frames need repainting. ~ 73 doors @ \$100 each	\$7,300.00
3.2.5	Millwork	4	All	Adequate.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Adequate. Whiteboards, chalkboards, tackboards and display boards provided throughout the school.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	Basketball hoops provided in gym. CTS Equipment (nonfixed provided)	
3.2.8	Washroom materials and finishes.	5	All	Barrier-free washrooms for each sex provided. One tile needs to be replaced in the Men's Washroom	
Other	3% Design Contingency Fund	3	All	Fund for architectural changes due to barrier-free access and/or mechanical and electrical changes.	\$6,510.35

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 required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible construction. Non-sprinklered. Further investigation is required to see if building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Concrete block walls combined with metal fire doors provide adequate separations. Further investigation is required to see if building meets current Code standards.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Adequate. See 3.3.1.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Adequate. See 3.3.1.	
3.3.5	Barrier-free access.	2	All	Elevator provided within school. Electronic door openers at barrier-free exits required. See 2.4.3.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No visible hazardous materials are apparent.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No problems observed. Maintenance of school could be better (under-staffed)	
Other	Lockers	4	All	Lockers provided in corridors	
	Overall Bldg Interior Condition & Estim Costs				\$45,889.95

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins in parking area and at all low spots, no drainage problems.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs located around school exterior complete with vacuum breakers.	
	4.1.3 Outside storage tanks.	N/A		none	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		City hydrant are located around the school in compliance with code.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		none	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Wall mounted fire extinguishers located in cabinets throughout.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
	Other				

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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		Water from city services, adequate volume and pressure, backflow protection is not in place. 4" service feeds 3" domestic water meter.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Backflow protection required on main water service	\$10,000.00
4.3.4	Piping and fittings.	5		Water - copper piping throughout. Sanitary/Strom - cast iron with mechanical joints. No problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Lavs - wall mounted vitreous china, Jan- cast iron enameled basin, General purpose sinks - ss sinks with 8" center . Good condition throughout.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Instantaneous domestic water heater tied into heating system capable of 516 pm hot water, with no visible or reported problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm tie into city services, no known problems, mechanical room is housed with a duplex sump for sanitary.	
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		2 - Steel tube power burner boilers, 4000 MBH output each, no problems.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls throughout. Time clock for air handling unit and exhaust fan start/stop. Classrooms have individual zone control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Comb. Air - Ventilation unit in boiler room with heating coil for comb. Air. Chimneys - Boilers tie into a common metal chimney.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Boilers are provided with necessary safety controls.	
4.4.6	Heating air filtration systems and filters.	4		Hot water heating system provided with 3/4" inline micron filter.	
4.4.7	Heating humidification systems and components.	N/A		none	

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).	5		Steel pipe distribution system feeds hot water to wall mounted convective radiation. No leaks or problems.	
4.4.9	Heating piping, valve and/or duct insulation.	5		Piping insulated with rigid preformed fiberglass insulation canvas jacket is on all exposed piping.	
4.4.10	Heat exchangers.	4		Water to glycol exchanger in place for glycol coils on air handling units.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		none	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		All perimeter walls have wall mounted radiation cabinet, no complaints of zone control, excellent heat distribution.	
4.4.13	Zone/unit heaters and controls.	4		Entrance vestibules provided with hot water cabinet unit heaters with line voltage thermostats.	
Other					

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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		School - Variable air volume system, 47000 CFM, heating/cooling coils. Gymnasium - Constant volume system, 9000 CFM, heating coil. Industrial Arts - Constant volume system, 2100 CFM, heating/cooling coils. No problems, systems working well, general maintenance only required.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5		Unit is capable of approx 20% O/A = 9400 CFM, 690 occupant school results in in 13 -15 CFM/occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	5		Overhead distribution, adequate, approximately 8 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	5		Roof mounted dome type exhaust fans.	
4.5.5	Separation of out flow from air intakes.	4		Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		CTS area housed with dust collection system, welding exhaust, paint spray booth, etc. All are well used and in acceptable condition.	
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		Pneumatic controls for mixed air for damper. Electric controls through time clock for start/stop. No energy management system in place.	
4.5.8	Air filtration systems and filters.	4		2 stage filter system, good quality filtration.	
4.5.9	Humidification system and components.	3		There were 2 electrode canister type humidifiers in place, neither of which appeared to be working and would have a high operating cost if they were. Recommended to provide small steam boiler for humidification.	\$50,000.00
4.5.10	Heat exchangers.	N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution system is in good condition, no apparent problems, overhead ducting to ceiling mounted diffusers.	
Other					

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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		Direct expansion type cooling system on central and shop air handling unit. Approx. 150 tons of cooling condensing unit on roof feeds a chilled water heat exchanger.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Fed through central and Industrial Arts ventilation systems.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Pneumatic controls, adequate condition.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Pneumatic controls throughout time clocks offer some energy management.	
	Overall Mech Systems Condition & Estim. Costs				\$60,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground service to school 800 amp. 347/600 volt 3 phase 4 wire main Westinghouse switch and CDP. Ventilation poor in electrical room.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Security lighting consists of exterior wall jacks controlled by time clock.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		24 duplex receptacle mounted on metal supports conduit and wire underground. Weatherproof covers are missing on second row of outlets.	\$500.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		Annually tested and maintained. Pyrotronics system 3. No emergency power. Component of fire alarm system are duct detectors heat and smoke detectors pull stations. No graphics at main entrance.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lights appear adequate. Battery pack are working.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lighting is satisfactory.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3		No surge protection present.	\$2,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Spaces available in most electrical panels for future additions.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator present.	
5.3.4	General wiring devices and methods.	4	All	Branch circuit wiring for lighting and power are installed in conduit. Some equipment in shops are not on panic contactors.	
5.3.5	Motor controls.	4	All	Westinghouse 5 Star Meter Control Centre. Westinghouse 2 X 4 Plex starters. Space is available in MCC + 4 Plex.	
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).	4	All	Lighting in classrooms are a mixture of 1 X 4 and 2 X 4 fluorescent fixture T-bar. Corridors are 1 X 4 T-bar fixture with some H.P.S. pot light at the main entrance. Gymnasium is indirect lighting and fluorescent. Lighting levels are acceptable.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A		School was built in 1982.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T-8 lamps and electronic ballasts. Car plugs could be cycled off/on for energy savings.	\$340,000.00
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).	5	All	Meridian Norstar Telecom with handsets in all classroom, library and offices.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	S.B.A. 225 - 1982 with speakers in corridor and classrooms. No CCTV or Cable T.V.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 and fibre optics cablings.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Category 5 is installed in conduit, wireways, pack pole and classrooms.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Storage/copier room has 3-48 port patch panels. 2-24 super stack and 1-8 port digital. Space is available to expand.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Spaces are available in most panels for dedicated circuits.	
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	All	Silent Knight intrusion alarm. Keypad at main entrance and sensor in corridor, library and offices.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 2350 controlling clocks in classrooms, library, offices etc.	
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).	4		2000 lbs/16 person.	
5.7.2	Condition of elevators.	N/A		Elevator built 1982 in good condition.	
5.7.3	Lighting and ventilation of elevators.	4		Lighting and ventilation acceptable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$343,000.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Foundation area needs repair with metal cladding. See 6.1.3.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roof needs to be redone when existing school roof is redone. Further investigation is needed to determine the degree of damage.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Metal cladding needs repair in some areas.	\$10,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Doors and frames need repainting - 8 doors @ \$100 each	\$800.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Carpets need replacement Removal: \$2,041.50 Underlay: \$5,307.90 New Carpet: \$8,982.60	\$16,332.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Adequate.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Writing boards, tackboards, display boards and signs on doors provided.	
6.1.8	Heating system.	4	See 6.1.9	
6.1.9	Ventilation system.	4	2 storey portables are tied into the base building system. Drawings show them as being built in the same year as school. Perimeter hot water radiation and overhead V.A.V. duct distribution same as core school.	
6.1.10	Electrical, communication and data network systems.	4	Lighting and power are acceptable. Built 1982.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire alarm system. Emergency lighting and exit lights are acceptable.	
6.1.12	Barrier-free access.	1	Portables tied in with school. Sloped sidewalks are at all exits. 1 Electronic door opener required.	\$1,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$28,632.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			547.58	18	80.0	1440.0	-892.42	Deficiency. Tables were not provided for the capacity of the school. Areas were calculated based on student capacity per room function. Special Ed. Exempt (3 x 15 = 45 ESL Program 25
	Classrooms	2	69.33						
	Classroom	2	69.49						
	Classroom	1	64.49						
	Classrooms	1	67.19						
	Classrooms	2	69.13						
7.2	Science Rooms/Labs			311.02	3	120.0	360.0	-48.98	Deficiency
		1	100.88						
		1	112.60						
		1	97.54						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			395.75	2 3	130.0 90.0	530.0	-134.25	Deficiency
	Drama	1	132.61						
	Music	1	131.11						
	Art	1	132.03						
7.4	Gymnasium (incl. gym storage)	1		724.12	1		897.0	-172.88	Deficiency
	Gym		476.38			815.0			
	Stage		183.73						
	Storage		64.01			82.0			
7.5	Library/Resource Areas	1	403.55	403.55	1	306.0	306.0	97.55	Surplus
7.6	Administration/Staff, Physical Education, Storage Areas (total)			604.32		340.0	340.0	264.32	Surplus

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/Deficiency	Comments/Concerns
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1	139.14	139.14	1	160	160	-20.86	Deficiency
	7.7.3 Industrial Arts	1	298.05	298.05	1	280	280	18.05	Surplus
	7.7.4 Other CTS Programs (one room)	2	69.91	139.82				139.82	Surplus
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2430.84			1595.81	835.03	Surplus
	Overall Space Adequacy Assessment	21		5994.19	30		5908.81	85.38	Surplus. Capacity for 690 needed. Post 1974 Junior High Further investigation on capacity requirements needed. Standard table information was not provided in this case. Eight portables were not included in the total area calculation. See Part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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