

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Colonel J. Fred Scott				School Code:	9348
Location:	171 Whitehorn Road N.E.				Facility Code:	1556
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	3030 Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	500
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	1976	1	2896.2	Exterior of the building is brick with concrete below the windows and wood trim and metal cladding above face brick. Exterior construction consists of 4" face brick, rigid insulation and 8" concrete block. Exterior wall construction also includes metal cladding, Z-bars, R-7 batt insulation, 4 Mil poly vapour barrier, 3/8" ply sheathing, 2 x 4 studs @ 16" o.c. The exterior gym wall consists of metal cladding, Z-bars, 4" concrete block, rigid insulation and 10" concrete block. The interior of the building is concrete block painted, drywall, and metal studs. The flooring material is concrete slab-on-grade with carpet and vinyl composite tile. The gym floor consists of hardwood flooring on wood sleepers with flexible flooring at the base. Ceilings are acoustic tile. In the gym area, the ceiling consists of exposed steel trusses and metal decking. The roof is a built-up roof with metal decking and steel trusses.	The school is housed with a perimeter hot water heating system, which operates in conjunction with a constant volume ventilation system. It is only 24 years old and is in good condition. No upgrades are presently required.	
	Subtotal		2896.20			
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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Additions/ Expansions						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1977	1	203.70	The exterior of the portable consists of metal cladding. A wood base covers the crawl space. The roof is a built-up asphalt roof. Carpet is the flooring material with gypsum board walls, tackboards, whiteboards and chalkboards. The portables have t-bar ceilings.	Portable classrooms are housed with individual furnaces with DX cooling and heat/cool low voltage thermostats.	
	1977	1	654.70			
	Subtotal		858.40			
	Total		3754.10			
List of Reports/ Supplementary Information	None Available					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Fire lane needs to be constructed. Two handicap parking spaces are required with adjoining sidewalk and curb cut. Asphalt paving cracks need to be filled.	\$144,600.00
2	Building Exterior	Roof leaks occur between portables and building. The roof needs to be redone. Electronic door openers are required.	\$3,000.00
3	Building Interior	Vinyl composite floor tiles in the front entry are lifting up and need to be reglued or replaced. Carpet in the library needs to be replaced. Carpet in the classrooms needs to be replaced. New paint is required throughout the school. More tackboards are required in the classrooms. Ceiling tiles need to be replaced in the portables and in the school. Barrier-free washrooms are required. Lockers required in school corridors or existing coat hooks need to be relocated into classrooms. 3% Design Contingency Fund available for architectural changes related to barrier-free access, and/or mechanical and electrical changes. Interiors: \$405,585.66 3% Design Cont.: <u>\$19,669.39</u> Total Interiors: \$425,255.05	\$425,255.05
4	Mechanical Systems	The mechanical systems are in good condition and have been well maintained. The only required mechanical items are a humidification upgrade, a domestic water heater replacement, and plumbing trim replacement.	\$67,500.00
5	Electrical Systems	Power distribution appears insufficient. Fire alarm and emergency lighting is deficient.	\$244,500.00
6	Portable Buildings	Metal cladding has broken up at rear entry. Interior wall construction can be seen. The wall must be repaired. Some ceiling tiles are water stained and need replacement. Carpets need to be replaced. Barrier-free ramps or chairlifts are required to exit the portables, as well as electronic door openers	\$102,460.50
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 365.0 m ² . Teachers are desperate for more teaching space. Currently dressing room space is used as teaching space.	
	7.2 Science Rooms/Labs	Deficient: 180.9 m ² . Need more teaching space.	
	7.3 Ancillary Areas	Deficient: 379.1 m ² . Lack of music, drama and art facilities.	
	7.4 Gymnasium	Surplus: 64.1 m ² .	
	7.5 Library/Resource Areas	Deficient: 0.3 m ² . Adequate for current student use.	
	7.6 Administration/Staff Areas	Deficient: 175.08 m ² . Staff room facilities could be improved.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 97.48 m ² .	
	Overall School Conditions & Estim. Costs	Deficient: 208.8 m ² . More space required given capacity level from Alberta Infrastructure.	\$987,315.55

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	5	Adequate - Contains necessary playing fields.	
1.1.2	Outdoor athletic areas.	5	Soccer Fields Baseball Diamond Adequate Condition	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Creative Playground - good condition Asphalt Play Area - Adequate.	
1.1.4	Site landscaping.	5	Mature trees and bushes.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing surrounds parking area. Flag pole, bike stands, guard rails are in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Adequate.	
1.1.7	Evidence of sub-soil problems.	5	Adequate - no reported problems.	
1.1.8	Safety and security concerns due to site conditions.	5	No reported problems.	
Other				

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).	4	Faces one City street. Students have to cross the street to get to the school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking area is asphalted. Adequate.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City Streets - Sidewalk provided in front of school - good for wheelchair access	
1.2.4	Fire vehicle access.	3	Through parking area. Removable chain gate. No paved lane. Fire vehicle lane needs to be constructed.	\$135,000.00
1.2.5	Signage.	4	Visible from front of school.	
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).	2	31 Parking Stalls. Parking is asphalted. 2 handicap parking spaces are required with adjoining sidewalk and curb cut.	\$7,000.00
1.3.2	Layout and safety of parking lots.	2	Handicap parking needs to be incorporated into parking layout. See 1.3.1	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Adequate according to staff.	
1.3.4	Layout and safety of sidewalks.	4	A sidewalk exists in front of the school. A paved pathway travels up to the main entry of the building from Whitehorn Road NE. There are paved playground areas (asphalt) on the west side, as well as on the side of Whitehorn Road N.E.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Adequate. Concrete sidewalks exist around the perimeter of the school property. Asphalt paving exists on school property. Asphalt paving cracks need to be filled.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	1	A curb cut is required where the sidewalk meets the parking lot.	\$600.00
Other				
	Overall Site Conditions & Estimated Costs			\$144,600.00

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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).	5	All	Adequate. No signs of cracking in the exterior paving.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	The existing school that is constructed of brick shows no signs of wear. The portables, however, are unacceptable. See portables	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Structure appears to be adequate.	
2.1.4	Control Expansion Joints	4	All	Adequate where applicable.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	Reported leaks occur between the portables and the original school during Chinook conditions and Spring thaw. If the entire roof was redone, the estimated cost is as provided. \$65/sq. m. cost used for asphalt roofing - roofing removal is included. Further investigation is required to assess the condition of the roof and whether the entire roof needs repair.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Roof accessories need to be evaluated at the time when the roof is redone.	
2.2.3	Control of ice and snow falling from roof.	5	All	Flat roof. No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	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).	5	All	Brick, cedar and metal cladding exists above the exterior windows. Concrete exists below the exterior windows.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	All	Adequate.	
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	No problems have been reported or were observed.	
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	No visible problems.	
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).	4	All	Adequate. A combination of steel and wooden doors are used.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	2 electronic door openers required. \$1,500 each - cost provided by Devitt and Forand Contractors Inc.	\$3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	See 2.4.2	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Sealed units with blinds are provided.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Screens are provided within the window units.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All	No indication of any problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$3,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	5	All	No signs of any problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1977	Vinyl composite floor tiles in the front entry are lifting up and need to be re-glued or replaced. Carpet in the library will eventually need to be replaced. Carpet removal: \$235.20 Underlay: 4,586.40 Carpet: \$7,761.60	\$18,000.00
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2	All	Vinyl composite floor tiles in the corridor are in good condition. The carpets in the classrooms need to be replaced. The gym flooring is fine, as well as the original stage floor. Ancillary Rooms: Removal: \$7,542.00 Removal: \$2,933.25 Underlay: \$19,609.20 Underlay: \$7,626.45 Carpet: \$33,184.80 Carpet: \$12,906.30	\$83,802.00
3.2.2	Wall materials and finishes.	3	All	New paint is required throughout school. More tackboards are required in the classrooms.	\$53,303.60
3.2.3	Ceiling materials and finishes.	3	All	Some ceiling tiles are stained due to water damage where the portables connect to the existing school.	\$3,000.00

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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.	5	All	Adequate - wood and metal doors provided.	
3.2.5	Millwork	3	All	Millwork is showing wear. Existing millwork is plywood with a clear coat finish. The top surface is plastic laminate.	\$87,480.06
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Whiteboards and tackboards are provided. The climbing apparatus in the gym is in good condition. More tackboards required. See 3.2.2	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing apparatus provided in gym.	
3.2.8	Washroom materials and finishes.	2	All	The floor is comprised of quarry tile. Some of the ceramic tiles bordering the urinals are cracked. Stalls in at least two washrooms, one male and one female, need to be made barrier-free. At least one sink in a male and female washroom needs to be made barrier-free.	\$60,000.00
Other	Lockers for coat storage.	2	All	Lockers are required in the school corridors. One could relocate coat hooks and storage into the classrooms. \$200 per locker includes coat hook removal and patching.	\$100,000.00
Other	3% Design Contingency Fund	3	All	Fund is for architectural changes resulting from barrier-free access and/or mechanical and electrical changes.	\$19,669.39

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 materials are used. The building is non-sprinklered. Further investigation is required to confirm that building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	The predominant wall material is concrete block, which could function as a fire separation. Three zones exist. Fire wall locations need to be confirmed when further investigation is done on the roof.	
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.	4	All	Barrier-free accessibility within the school is adequate.	
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 reports provided.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	None were reported	
Other					
Overall Bldg Interior Condition & Estim Costs					\$425,255.05

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 and 1 1/2" line complete with backflow protection for field irrigation.	
	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		A city hydrant is located on the street facing the school.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose system in place. Sprinklers on stage fed from domestic water system.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Wall mounted fire extinguishers located 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	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention stations in place on all systems.	
4.3.4	Piping and fittings.	4		Water - copper piping throughout, Sanitary/Storm - cast iron with mechanical joints, No reported or visible problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		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. Flush valves and trim are nearing replacement.	\$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		New commercial tank type DWH, 225 MBH and 75 gal capacity, close to failure. Recirculation pump in place on domestic hot water system.	\$7,500.00
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, sanitary sump in basement.	
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 atmospheric fired hot water boilers, Bryan - 1800 MBH, adequate redundancy in place with 2 boilers.	
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 - outside air duct within boiler room, Chimney - individual "B" vents off each piece of gas fired equipment.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment in place, no glycol.	
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).	4		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.	4		Piping insulated with rigid fiberglass insulation, canvas jacket is on all exposed piping.	
4.4.10	Heat exchangers.	N/A		none	
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, good temperature distribution.	
4.4.13	Zone/unit heaters and controls.	4		Entrance vestibules provided with hot water cabinet unit heaters with line voltage thermostats.	
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		School - indoor constant volume vent unit. Approx. 30,000 CFM, components - S/A & R/A fans, mixing section, wet cell, heating coil, DX cooling coil, filter, zone reheat. Gymnasium - roof-top constant volume unit with S/A fan, filters mixing section, works with exhaust fans.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Unit is capable of approx 15% O/A = 4500 CFM, 500 occupant school results in 9 CFM/occupant. Unit volume seems low.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Overhead distribution - adequate, approx. 6 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans for washrooms, jan. room and storage rooms.	
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).	N/A		none	
Other					
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>					

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
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	1" thick low efficiency disposable type filters.	
4.5.9	Humidification system and components.	3	Wet cell sprays over cooling coil, cooling coil scaled up as a result, coil should be acid washed and wet cell media or proper steam humidifier installed.	\$40,000.00
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.	
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		Direct expansion type cooling system on central air handling unit. Approx. 80 to 100 tons of cooling DX coil in unit, condensing unit on roof.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Fed through central ventilation system	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Low voltage controls, adequate condition.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other		3		DX coil needs acid cleaning (SEE 4.5.9).	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Combination of low voltage and pneumatic controls throughout.	
	Overall Mech Systems Condition & Estim. Costs				\$67,500.00

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 1000 amp 120/208 volt service. Space available for expansion.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting appears satisfactory.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		10 Duplex receptacles mounted on wood rail. No covers and boxes are rusting.	\$2,000.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	120 volt system. No emergency power.	\$15,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting does not provide adequate coverage.	\$3,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit lighting appears satisfactory, however no tie into emergency power.	\$1,500.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	5	All	Surge protection on data system.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally in good condition, however capacity is near full.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally deficient in quantity. Wiring is in conduit.	\$18,000.00
5.3.5	Motor controls.	4	All	Motor control centres appear 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).	4	All	Interior lighting consists of recessed and surface fluorescent and T-12 lamps. H.I.D. downlights in gymnasium. Lighting levels are generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A			
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new fluorescent lighting fixtures with T8 lamps and electronic ballasts.	\$190,000.00
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 system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogan PA system. Telequartz program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 cabling for computer labs and offices.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	3 x 48 port Cat. 5 patch panels in administration. All approximately 50 percent space available.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Limited space available for dedicated circuits. (REFER TO 5.3.4 FOR COSTING)	
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		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent Knight intrusion alarm. Corridor motion sensors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Telequartz master clock.	
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				\$244,500.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Adequate.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Reports of leaks between portable and existing school. \$65/sq. m. cost used for asphalt roofing including roof removal.	\$39,734.50
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	1	Metal cladding has broken up at rear entry. Interior wall construction can be seen.	\$5,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Some ceiling tiles are water stained and need replacing. Carpet needs to eventually be replaced.	\$12,226.00
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	Adequate. Tackboards, chalk and whiteboards provided.	
6.1.8	Heating system.	4	Individual gas fired furnaces with DX cooling feed each classroom with individual low voltage thermostats.	
6.1.9	Ventilation system.	4	Exterior louvres for outside air, overhead duct distribution.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems appear satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Fire alarm is 120 volt. No emergency power.	\$5,000.00
6.1.12	Barrier-free access.	2	Barrier-free ramp or chair lift is required to exit the portables and two electronic door openers at \$1,500 each.	\$40,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$102,460.50

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			765	5	80.0	400.0	365.0	Surplus. Portables are not included in total area capacity calculation. Portable areas include 203.70 m ² and 654.20 m ² . Sp. Ed. Exempt (3 x 15 = 45)
	E.C.S./Classroom	1	77.6						
	E.C.S./Classroom	1	67.8						
	Classroom	3	67.8						
	Classroom	1	69.7						
	Classroom	1	83.6						
	Classroom	1	167.2						
	Classroom	1	95.7						
7.2	Science Rooms/Labs	1	104.1	104.1	3	95.0	285.0	-180.9	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music)			20.9	1	130.0	400.0	-379.1	Deficiency
	E.C.S.	1	20.9						
7.4	Gymnasium (incl. gym storage)			537.1			473.0	64.1	Surplus
	Gym		448.9		1	430.0			
	Stage		71.5						
	Storage		16.7		Stor.	43.0			
7.5	Library/Resource Areas			219.7	1	220.0	220.0	-0.3	Deficiency
	Library		206.2						
	Library Office		13.5						

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
7.6	Administration/Staff, Physical Education, Storage Areas (total)			313.92			489.0	-175.08	Deficiency
	Administration		152.1		Adm	357.0			
	Physical Ed.		22.2		P.E.	70.0			
	Storage		111.8		Stor	62.0			
	Storage		16.7						
	Storage		11.1						
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			935.48			838	97.48	Surplus
	Overall Space Adequacy Assessment	14		2896.2	14		3105.0	-208.80	Deficient area. However existing space could be used more effectively. A classroom has been constructed in one of the dressing rooms. Total area does not include portables. See Part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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