

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Deer Run Elementary School				School Code:	9265
Location:	2127 146th Avenue SE				Facility Code:	1508
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanno Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	525
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	1981	1	3092.11	Asphalt built-up roof over metal decking and steel trusses with acoustic tile t-bar ceiling system. Exterior construction consists of brick (giant brick) with sealed window units. Interior construction consists of concrete block walls, carpet and vinyl composite tile floors. The gym floor is maple. Vinyl folding partitions separate classrooms. Fluorescent lighting is installed throughout. The school is barrier free and is adequately separated with fire doors.	Perimeter hot water heating combined with a variable air volume ventilation system. The school is only 20 years old and in good condition.	
	Sub-total		3092.11			
Additions/ Expansions						
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

Upgrading/ Modernization (Identify whether minor or major)							
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966 1981 date unknown Subtotal	1 1 1	863.32 83.50 75.25 1022.07	Portables are covered with metal cladding and have a wooden base. The roof is asphalt, and the roof structure is covered with a horizontal metal cladding band. One additional portable has been added to the school. The drawings have not been located at the CBE Highfield Office and the date has not been determined.	Portables are housed with hot water unit ventilators tied into the base building system.		
	Total		4114.18				
List of Reports/ Supplementary Information	No reports were available.						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Adequate, with the exception of ponding on sidewalk by Parking area. Sidewalk needs to be raised. Asphalt sidewalks need to have cracks filled.	\$86,000.00
2	Building Exterior	Lighting and metal window screens need to be added to the rear of the school. Mortar in some areas of the brick walls needs to be repaired.	\$11,600.00
3	Building Interior	Electronic door openers required. Replace damaged acoustic ceiling panels. Repair cracked floor in boiler room. Move all coat hooks into classrooms. Interior: \$113,800.00 Design Cont.: \$ 8,451.28 Total Interiors: \$122,251.28	\$122,251.28
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. Minor plumbing upgrades and a humidification upgrade is all that's needed.	\$83,000.00
5	Electrical Systems	The school electrical system is generally adequate. Additional circuit capacity is limited. Fire alarm and emergency lighting requires minor upgrading.	\$214,500.00
6	Portable Buildings	Repaint exterior base and classrooms. Provide new carpet. Paint doors and frames.	\$70,309.20
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 351.49 m ² . Appears adequate.	
	7.2 Science Rooms/Labs	Deficiency: 171.73 m ² . Appear adequate for current capacity.	
	7.3 Ancillary Areas	Deficiency: 293.24 m ² . More space required for art and music.	
	7.4 Gymnasium	Surplus: 8.04 m ² . Adequate.	
	7.5 Library/Resource Areas	Surplus: 14.44 m ² . Good resources available.	
	7.6 Administration/Staff Areas	Deficiency: 177.16 m ² . Adequate, but small relative to school size. More storage space required.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 119.27 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 148.89 m ² . Students are rough on school property.	\$587,660.48

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	5	Large - site is shared with other surrounding schools.	
1.1.2	Outdoor athletic areas.	5	5 Soccer Fields. 4 Basketball hoops. 1 Baseball Diamond. 1 Skating Rink	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	1 creative play area in good condition. Basketball hoops and backboards need repainting.	\$1,000.00
1.1.4	Site landscaping.	5	Mature - Some trees located on the west side of the site for wind protection.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	4 bike stands. Perimeter fencing around school and 1 flag pole. Playing Fields. Garbage enclosure in rear of school by parking area.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	Adequate with the exception of a sidewalk by the parking area. The sidewalk is lower than the grass. Snow collects, melts and freezes. Other asphalt sidewalk cracks need filling.	\$10,000.00
1.1.7	Evidence of sub-soil problems.	5	No sub-soil problems.	
1.1.8	Safety and security concerns due to site conditions.	1	The school is constantly vandalized in the back portions. The school has been sandblasted enough to damage the brick and mortar. More lighting is required. The parking area also has been damaged. All the windows in this area have been broken. More lighting is required and grills need to be placed over the windows. At least 18 metal grilles required over parking windows.	\$28,000.00
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	The school faces one street. One entry into parking from City street. No traffic lights are installed for crossing.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Fire lane turn around needs to be built to access back of school.	\$40,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City street in front of school. Sidewalk provided. City street is also quite wide. Traffic can easily flow past the buses.	
1.2.4	Fire vehicle access.	3	City Street. Entry is estimated to be within 45 m of the City street and all openings of the school are within 15 m of the City street. (distances are estimated) Fire lane required because of building separations/zones. See 1.2.2	
1.2.5	Signage.	5	Signage is available on the front of the 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).	1	37 parking stalls provided. Barrier-free parking/loading zone provided in front of school. Two barrier-free parking stalls required by Code. Sidewalk with curb cut required.	\$7,000.00
1.3.2	Layout and safety of parking lots.	1	See changes outlined in 1.3.1	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Adequate. Asphalt	
1.3.4	Layout and safety of sidewalks.	1	Sidewalks are concrete and asphalt. Cracks appearing in sidewalks. Side by parking area is lower than the gross. Water collects and freezes on top. Sidewalk should be raised. Asphalt sidewalks cracks should be patched. See 1.1.6	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	1	Adequate, with the exception of the sidewalk by the parking lot. See 1.1.6	
1.3.6	Curb cuts and ramps for barrier free access.	5	No barrier-free ramps needed. All sidewalks slope to exits.	
Other				
	Overall Site Conditions & Estimated Costs			\$86,000.00

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).	1	All	Floor structure appears adequate with the exception of the boiler room floor. A crack must exist where water seeps into and stains the boys change and shower room ceiling. Gym floor creaks in areas. Waterproof floor around boiler and fix ceiling in mens change and shower room.	\$5,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Wall structure appears adequate.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof structure is adequate. See 2.2.1	
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	The roof has been reported to leak. Acoustic ceiling tiles are stained, indicating leaks still continue. One leak has been reported to occur around a drainage pipe on the roof. Further investigation is required as well as a roofing report.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation is required.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. As a result, ice and snow accumulate on the roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	5	All	Adequate. One skylight in the mechanical room.	
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 brick has been sandblasted so many times due to vandalism that the mortar has been removed in some places, exposing the interior wall cavity. Mortar needs to be replaced.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Adequate, with the exception that the soffit at the front canopy is not installed correctly.	\$1,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Adequate.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	Adequate - no signs of any 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).	3	All	Doors and door frames need repainting. 6 Doors @ \$100 each	\$600.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Adequate.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5	All	Adequate.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Adequate. Metal screens required against vandalism. See 1.1.8.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Sealed units.	
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					\$11,600.00

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).	3	All	Painted concrete block is provided. Some vinyl wall covering has come loose and needs replacing.	\$1,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Adequate. Vinyl composite tile is provided throughout school. The library carpet is to be replaced with vinyl composite tiles. It appears adequate at this time.	
Other	Coat hooks in Corridor	2		Relocate all coat hooks into classrooms or provide lockers. \$200 per locker - includes coat hook removal and patching.	\$105,000.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5	All	Vinyl Composite tile is in the classrooms and the corridors. Maple flooring in the gym and carpet in the administration areas and library.	
3.2.2	Wall materials and finishes.	3	All	Adequate. Some vinyl wall covering has come loose and needs replacing. See 3.1.1	
3.2.3	Ceiling materials and finishes.	5	All	Acoustic tile - T-bar ceilings with fluorescent lighting.	

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	Doors and frames need new paint. 33 doors @ \$100 each.	\$3,300.00
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. Writing boards, tackboards, display boards and signs all provided.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing apparatus in the gym is in adequate condition.	
3.2.8	Washroom materials and finishes.	5	All	Washrooms are in adequate condition. Stalls are barrier-free and sinks are at various heights. Suitable for wheelchair accessible.	
Other	3% Design Contingency Fund	3	All	Fund needed for architectural changes related to barrier-free access and/or mechanical and electrical changes.	\$8,451.28

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 confirm that the building conforms to current Code standards.	
	3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Adequate - fire separations provided. See 3.3.1.	
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Adequate - fire doors installed. 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	Adequate. Ramps and barrier-free washrooms provided. Electronic door openers need to be provided at barrier-free entrances.	\$4,500.00
	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 hazardous materials observed.	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	No problems observed.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$122,251.28

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		A city hydrant is located on the street facing the school and at the rear of the school.	
	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 fed from city services, adequate volume and pressure, backflow protection is in place, 4" service feeds 1 1/2" 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	\$8,000.00
4.3.4	Piping and fittings.	4		Water - copper piping throughout. Sanitary/Strom - cast iron with mechanical joints. No 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 . Good condition throughout, however trim on sinks and lavs is fast reaching life expectancy.	\$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		2 original commercial tank type DWH, 324 MBH and 75 gal capacity, close to failure, recirculation pump in place on domestic hot water system.	\$15,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm tie into city services, no reported or visible problems.	
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 - 1462 MBH each.	
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 - Gravity 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.	
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.	
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		Single built-up variable air volume air handling system complete with supply and return air fans, heating coil, cooling coil, wet cell and filters. With the exception of the wet cell, the unit is in good condition. Capacity as follows: 33,000 CFM, 895 MBH heating, 75 tons cooling.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Unit is capable of approx 20% O/A = 6600 CFM, 500 occupant school results in 13 -15 CFM/occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Overhead distribution - adequate.	
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).	N/A		none	
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		1" thick low efficiency 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. 75 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 FOR COSTING).	
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				\$83,000.00

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 1200 amp, 3 phase service. Westinghouse switchboard. Adequate space available.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building exterior lighting at entrances. No security wall pack lights.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		18 duplex receptacles on concrete base.	
	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).	3	All	Simplex 2001 8 zone fire alarm panel. Panel is obsolete. No replacement parts are available. System components are adequate.	\$2,500.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting is generally adequate. Required illumination levels may be low in some areas.	\$2,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting is adequate.	
	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.	4		Surge protection on data.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are near full capacity. Additional circuits are limited.	\$10,000.00
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	Wiring devices are generally adequate. Wiring is in conduit.	
5.3.5	Motor controls.	4	All	Motor control centre in mechanical room.	
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 fluorescent and T-12 lamps. HID high-bays in gymnasium. Lighting levels generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A		none	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T-8 lamps and electronic ballasts.	\$200,000.00
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	Bogen PA system Simplex 2350 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).	4	All	Category 5 and 5E cabling for offices and classrooms.	
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).	4	All	One 48 port cat 5E and two 48 port cat 5 patch panels in library storage room. Room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space for dedicated circuits. (SEE 5.3.2 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		none	
5.6.2	Intrusion alarms (if applicable).	4	All	Regency intrusion alarm. Corridor motion sensors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 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		none	
5.7.2	Condition of elevators/lifts.	N/A		none	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		none	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$214,500.00

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).	2	Needs paint inside and along exterior base.	\$13,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Need replacing. See 2.2.1	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Adequate	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Doors and frames need paint. 5 doors @ \$100.	\$500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	New carpet Removal: \$7,101.15 Underlay: \$18,462.99 Carpet: <u>\$31,245.06</u> TOTAL: \$56,809.20	\$56,809.20
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 all provided.	
6.1.8	Heating system.	4	See 6.1.9	
6.1.9	Ventilation system.	4	Hot water unit ventilators are fed from the base building system. Ventilators are quiet with no apparent problems. No work required other than general maintenance.	
6.1.10	Electrical, communication and data network systems.	4	Lighting, power and communications appear to be 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 concerns.	
6.1.12	Barrier-free access.	4	Access to a barrier-free ramp is possible via the corridor. Exit doors from specific portables are not barrier-free. Ideal if all entrances off of portables were barrier free, but need not be since they are not considered "entrances", but only "exits" by Alberta Building Code 1997.	
	Overall Portable Bldgs Condition & Estim Costs			\$70,309.20

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			831.49	6	80.0	480.0	351.49	Surplus. Special Ed. Exempt (3 x 15 = 45) Portables not included in total classroom area. Areas not included are 83.50 m ² and 863.32 m ² .
	Classroom	2	75.25						
	Classroom	2	78.50						
	Classroom	2	79.50						
	Classroom	1	89.86						
	Classroom	1	79.76						
	ECS Classroom	1	98.37						
	Classroom	1	97.00						
7.2	Science Rooms/Labs	1	113.27	113.27	2	95.0	285.0	-171.73	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1	130.0	400.0	-293.24	Deficiency
	Music and Art	1	106.76	106.76	3	90			
7.4	Gymnasium (incl. gym storage)	1		481.04			473.0	8.04	Surplus
	Gym		444.69		1	430.0			
	Storage		36.35			43.0			
7.5	Library/Resource Areas	1	244.44	244.44	1	230.0	230.0	14.44	Surplus
7.6	Administration/Staff, Physical Education, Storage Areas (total)			314.84			492.0	-177.16	Deficiency
	Phys. Ed.		11.9			70.0	Phys. Ed.		
	Admin./Storage		302.9			357.0	Adm		
						65.0	Storage		

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								
	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)			1000.27			881	119.27	Surplus
	Overall Space Adequacy Assessment	14		3092.11	14		3241.0	-148.89	Deficient. Total area does not include portables. See part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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