

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Dr. Carl Safran Centre (Rundle College)				School Code:	9026
Location:	930 13th Avenue SW				Facility Code:	1417
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	7-9 (Junior High)				School Capacity:	470
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	1908	3	2676.20	The exteriors of the 1908 and 1911 portions of the school are made of sandstone with large wooden windows. The roof is sloped and surfaced with a combination of asphalt shingle and metal cladding. The roof structure itself is wood. The exterior of the 1940 portion of the building is precast concrete panels with a ceramic tile pattern. Windows in this portion of the building have metal screens covering them. Curtains have been placed in front of these windows from the inside. The roof structure of this portion of the building is built-up asphalt on top of a wooden roof - reinforced with steel trusses.	Original steam boiler feeds cast iron radiators and perimeter radiation, which operates in conjunction with an original built-up air handling unit. System has reached and exceeded its anticipated life expectancy and replacement should be considered.	
	Subtotal		2676.20			
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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Additions/Expansion	1911	3	1168.10	The buildings built in 1908 and 1911 house the administration and classroom spaces of the school. The 1940 addition contains the gym and stage spaces. The floor in the gym and the stage is wood. Plaster walls with the original wooden trim and curtains surround the stage and gym. The building in all areas has been sprinklered. The original gym and stage have been retrofitted with fluorescent light fixtures. Millwork and other original wood trim needs refinishing. The building would be considered a potential heritage site, and any changes to the school may need to go before the Heritage Advisory Board. The building needs to be made barrier-free. This would include barrier-free ramps leading into the school, an elevator, chair lifts and at least one washroom for each sex that is handicap accessible.	A separate steam boiler feeds radiation or cast iron radiators in 1940 addition. Very minimal ventilation. System has reached life expectancy.	
	1940	1	885.00			
	Subtotal		2053.10			
Upgrading/ Modernization (Identify whether minor or major)	1993	3	3844.30	In 1993, Gibbs and Gage Architect made interior renovations. Blackboards were replaced with whiteboards. Trim was repaired. New millwork was installed. One room was retrofitted as a Computer Lab. Walls were patched and painted.		
	Subtotal		3844.30			

Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
		Total		4729.30		
List of Reports/ Supplementary Information	No reports were available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	<p>Lot needs to be paved and handicap parking with sidewalks need to be added.</p> <p>Firelane required.</p> <p>Sidewalk cracks to be repaired.</p> <p>Barrier-free ramps and electronic door openers required.</p> <p>City of Calgary Heritage Advisory Board needs to review changes.</p>	\$256,500.00
2	Building Exterior	<p>Landing on north side of building in stairwell is failing and needs repair.</p> <p>Insulate exterior walls in basement.</p> <p>Exterior soffit and fascia trim need to be repainted.</p> <p>Interior access to roof needs to be improved with a metal ladder and cage.</p> <p>Sandstone needs cleaning as well as the concrete surface surrounding the gym.</p> <p>Exterior wood trim on the top floor needs painting.</p> <p>Windows require repainting or replacement.</p> <p>Splashpads are required.</p> <p>3% Design contingency fund for architectural changes due to barrier-free design and mechanical and electrical upgrades.</p>	\$424,751.67
3	Building Interior	<p>Lockers need to be refinished or replaced.</p> <p>Coat hooks to be relocated into classrooms or new lockers installed.</p> <p>New paint required throughout school.</p> <p>Carpet in classrooms need to be replaced.</p> <p>Stage floor and gym floors need to be redone.</p> <p>More tackboards required and original millwork need to be restored.</p> <p>New t-bar ceiling throughout because of mechanical changes.</p> <p>One layer of Type "X" 5/8" gypsum board attached to all existing ceilings for 45 minute fire rating purposes.</p> <p>Hardware in main corridor needs to be replaced.</p> <p>Barrier-free washrooms are required.</p> <p>Fire doors required.</p> <p>An elevator and chair lift are required.</p>	\$804,233.83
4	Mechanical Systems	<p>Steam heating, central ventilation, controls and plumbing systems have all reached their anticipated life expectancy and a full modernization is required.</p>	\$857,000.00
5	Electrical Systems	<p>Fire alarm, emergency lighting and exit lighting require upgrades.</p>	\$330,500.00
6	Portable Buildings	N/A	

	Evaluation Components	Summary Assessment	Estim. Cost
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 88.5 m ² . Classrooms appear run down in appearance.	
	7.2 Science Rooms/Labs	Deficient: 287.2 m ² . One science room provided only.	
	7.3 Ancillary Areas	Surplus: 199.2 m ² .	
	7.4 Gymnasium	Deficient: 106.60 m ² . Gym appears large and good for community use.	
	7.5 Library/Resource Areas	Deficient: 230.0 m ² . No library resources were observed.	
	7.6 Administration/Staff Areas	Deficient: 191.4 m ² .	
	7.7 CTS Areas	Deficient: 230.0 m ²	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 949.0 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 191.3 m ² . For a private school, the school offers less in learning resources than most public schools.	\$2,672,985.50

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	The site size is adequate, but small. The building and site take up one City block	
1.1.2	Outdoor athletic areas.	4	One soccer field provided. One baseball diamond provided	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No play areas other than outdoor athletic areas. Because the school is used as a junior high school, no creative playground areas are required.	
1.1.4	Site landscaping.	5	Mature - landscaping well kept. Benches are provided around the perimeter of the school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	The site is totally fenced in. No bike stands are provided. Guard rails are in place and the existing flag pole is in good shape.	
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.	4	Adequate.	
1.1.8	Safety and security concerns due to site conditions.	4	Because of the inner City location, the school is well monitored by staff. The property is also fenced in.	
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	Because the building takes up one City block, there are four crosswalks that provide access to the site perimeter. Street parking is limited, but 61 parking stalls are provided (about half of which are not used by staff)	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	The parking area is gravel. This area also provides a drop off point for students and staff. The lot needs to be paved and handicap parking with sidewalks needs to be added. See 1.3.1	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	See 1.2.2. No proper bus lane drop off areas exist on site. Off-site drop off is dangerous because of the City street locations. A drop off lane should be incorporated into the site layout	\$40,000.00
1.2.4	Fire vehicle access.	3	Fire vehicle access is via City streets and the parking area. Because the school is three stories in height and more than 600 sq. m in area, a fire lane is required	\$100,000.00
1.2.5	Signage.	4	The Dr. Carl Safran Center signage occurs on the east façade of the 1940 addition. The Rundle College signage occurs on the east and south entries of the building. The Rundle College signage is printed on the canopy entrance covers of the building.	
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	There are 61 numbered parking spaces. There are more stalls than there are staff. (about half the number of stalls are filled). Three handicap parking stalls are required with a sidewalk leading to an entry	\$10,000.00
1.3.2	Layout and safety of parking lots.	2	The parking area is large, but needs to be reorganized for bus drop-off and fire-lane access. Because the site is gravel, dirt and mud are brought into the school by users. The lot should be paved and a catch basin installed.	\$91,500.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	The lot drains adequately, but gets muddy. It needs paving. See 1.3.2.	
1.3.4	Layout and safety of sidewalks.	2	Sidewalks lead to every entry of the building. Sidewalks need to slope up to entrance doors and or barrier-free ramps need to be installed. See 1.3.6	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Sidewalks need to be repaired. Cracks need to be filled	\$5,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	With the existing snow conditions on site, it was impossible to tell if curb cuts were in place. At least one barrier-free ramp is needed at an entrance leading into the building. Entrances on the south side of the site are made of sandstone. Altering these entrances would be a Heritage issue, and the Calgary Heritage Advisory Board would need to review any exterior changes. The entrance on the east side could have the sidewalk slope up to meet the entry level grade.	\$10,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$256,500.00

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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).	F.I.	1911	The floor structure is a combination of concrete on slab-on-grade with vinyl asbestos tile or vinyl asphalt tile. Other floors are constructed of vinyl asbestos tile, wood joists with 1/2" gypsum plaster board. The stairs are constructed of wood with a rubber stair tread finish. The landing on the north side of the building on the third floor is soft and appears to be failing. Further investigation of the floor structure in this area is required. Other areas appear structurally adequate.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1911	The wall structure appears to be adequate. Because of the age of the building, none of the walls are properly insulated. Basement walls, such as in the Men's Washroom, are not insulated at all. Additional insulation should be added in the lower level of the building. This, again, is a Heritage issue.	\$50,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	The roof structure appears adequate.	
2.1.4	Control/expansion joints.	4	All	Appear to be fine 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 states of repair.</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	No reported problems have been mentioned in regards to the roof. Roof over original structure is asphalt shingles and metal cladding. Roof over gym area consists of 6" x 6" purlins with steel trusses. The roof on the 1908 and 1911 portions of the building is asphalt shingles. The steeple is covered with metal. The roof over the gym is flat and has an asphalt built-up roof. The estimate refers to funds allotted for roof replacement, if necessary. Total estimate includes roof surface removal and replacement of metal roofing/asphalt shingle roofing and asphalt roofing. Total estimate \$69,792.60	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	1908	Interior access to the roof is through the steeple. This access is dangerous. It is constructed entirely of wood. A metal ladder and cage should replace the existing wood ladder.	\$1,200.00
2.2.3	Control of ice and snow falling from roof.	4	All	Snow builds up on the roof, but is not a reported problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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).	2	All	The sandstone needs cleaning, as well as the concrete surface surrounding the gym. Exterior wood trim on the top floor needs to be painted. Exterior consists of 1'-6" of sandstone, 3" airspace, and 6" of brick for 1911 building portion.	\$100,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Fascias and soffits are peeling and need paint.	\$5,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	New windows are needed. If new windows cannot be installed into the older portion of the building due to Heritage issues, the existing windows need to be refinished. Refinishing Heritage windows may cost as much as installing new ones.	\$217,685.10
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Splashpads required	\$4,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	All	Inside face of exterior wall requires insulation. Basement walls in some areas are not insulated at all. Insulating walls is a Heritage issue. Review of all changes should be submitted to the City of Calgary Heritage Advisory Board. See 2.1.2	
Other					

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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	Exterior doors show signs of wear and need repainting. \$100 per door - estimate supplied by Devitt and Forand Contractors	\$600.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	If barrier-free ramps are installed, an electronic door opener is required. 2 required @ \$1500 each. Cost supplied by Devitt and Forand Contractors	\$3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	See 2.4.2 Electronic door opener at barrier-free ramp and at other east entry needed.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Paint/clear coat finish is required. Repainting is necessary on Heritage portions of the building. If the Heritage Advisory Board allows, new windows may be necessary. See 2.3.3	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Windows are unoperable. Most windows are not operable except for the top window panel See 2.3.3	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	No signs of building envelope problems in regards to doors and windows. Condensation problems may occur where the building's walls are not properly insulated. See 2.1.2	
Other	3% Design Contingency Fund	2	All	Design contingency fund needed for architectural changes due to barrier-free design and mechanical and electrical upgrades.	\$43,266.57
	Overall Bldg Exterior Condition & Estim Costs				\$424,751.67

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	Corridor wall finishes include plaster and wood trim. New paint throughout school required.	\$56,751.60
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All	Hallways have been redone with sheet vinyl. The classrooms have carpet installed wall to wall. Gym and stage floors are adequate. Some classrooms have vinyl composite tile floors. Carpet need to be replaced. The stage floor and gym floors need to be redone. See 3.2.1	
Other	Lockers need to be repainted	2	All	Lockers in corridor need to be repainted or replaced. \$200 per locker for paint or replacement (includes relocation of coat hooks)	\$94,000.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1908 1911	See 3.1.2 Carpets need cleaning and replacement in some rooms. Gym floor and stage floor need to be refinished. Estimated cost includes replcement, if need be. Removal: \$7,263.75 Underlay: \$18,885.75 Carpet: \$31,960.50 Gym & Stage Floor: \$51,585.00	\$109,695.00
3.2.2	Wall materials and finishes.	2	1908 1911	More tackboards are required. Whiteboards have been installed. The original door and door frames leading into the corridor are still in place and need refinishing. \$200/sq. m. for Heritage Millwork Refinishing. Tackboards: \$3,385.85 Heritage Woodwork Refinishing: \$43,440.00	\$46,825.85
3.2.3	Ceiling materials and finishes.	2	1908 1911	Because of mechanical changes, t-bar ceiling is required throughout school. Unit cost is \$20/sq. m. One layer of Type "X" 5/8" gypsum board may be required on underside of ceilings to create a 2-hour fire separation.	\$167,300.00

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.	2	All	Interior doors and hardware are original. Hardware within the main corridor may not be replaced - depending on the opinion of the Heritage Advisory Board. Other interconnecting doors and hardware could be replaced without affecting the Heritage quality of the building. Existing doors and trim needs to be refinished.	\$41,381.38
3.2.5	Millwork	2	1908 1911	Little, if any, millwork exists in the classrooms. The millwork which does exist needs to be replaced or refinished. The remaining millwork is original and, therefore, the Heritage Advisory Board should be notified as to what is to be replaced.	\$150,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	1908 1911	Tackboards are required. Whiteboards have been installed. Existing chalkboards still in place in some areas. See 3.2.2	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1908 1911	Screens are located in some classrooms. No CTS room exists.	
3.2.8	Washroom materials and finishes.	2	All	Washrooms are not barrier-free. At least one washroom for each sex is required. A stall would need to be made wider, a grab bar installed and a sink lowered to accommodate wheelchair use. It is questionable whether the turning radius is large enough in the washrooms. Separate barrier-free washrooms may need to be provided. CBE estimate for 1 barrier free washroom is \$10,000 (two additional washrooms may need to be created.	\$40,000.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is 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. The building is sprinklered. See 3.3.3 Further investigation is required to see if the building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	All	Because the building is sprinklered, existing fire separations may not apply in the same manner as they were intended. Fire doors needed. Ceilings may require one layer of Type "X" 5/8" gypsum board for 2-hour fire rating and to act as a fire rated assembly. See 3.2.3, 3.3.1. and 3.3.3	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	All	Fire doors are required at the top and bottom of the stairs. \$480 per set. See also 3.3.1.	\$5,280.00
3.3.4	Exiting distances and access to exits.	2	All	Fire doors required. See 3.3.3. See also 3.3.1.	
3.3.5	Barrier-free access.:	2	All	An elevator is required to reach each floor. 1 chair lift to gym access needed. \$75,000.00 (elevator) \$18,000.00 (chairlift)	\$93,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Because of the age of the building, asbestos materials are likely to exist within the construction materials. If any renovation occurs, further investigation is required.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	Adequate	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$804,233.83

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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).	3	1912 & 1942	No catch basins on site, all surface run-off to city street. Catch basin and asphalt should be added to parking area.	\$20,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1912 & 1942	No irrigation, minimal hose bibbs on school exterior 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.	3	1912 & 1942	There is a fire hydrant and siamese, but it far exceeds the allowable 45 meter distance. A new hydrant should be installed.	\$15,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1912 & 1942	School is fully sprinklered and a standpipe system is in place.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1912 & 1942	Portable 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	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1912 & 1942	6" water service feeds 2" domestic water meter and 6" sprinkler tree.	
4.3.2	Water treatment system(s).	N/A	1912 & 1942	none	
4.3.3	Pumps and valves (including backflow prevention valves).	1	1912 & 1942	No approved backflow protection installed on sprinkler or domestic water service.	\$12,000.00
4.3.4	Piping and fittings.	4	1912 & 1942	Domestic water - copper piping. Sanitary/Storm - cast iron hub and spigot. No visible leaks or deterioration throughout.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1912 & 1942	Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Newer Lavs - wall mounted 4" centers, Drinking Fountains - wall mounted vitreous china. Fixtures are worn and deteriorated and complete replacement is required.	\$40,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1912 & 1942	2 residential gas fired tank type water heaters, 50 gal. and 45000 BTU each. Hot water recirculation system in place.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1912 & 1942	Sanitary and storm tie into city mains in street, no visible or reported 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).	3	1912 1942	2 low pressure steam boilers, retro fitted with power burner, 88.3 m2 of heating surface each. Single low pressure steam boiler, atmospheric fired, 23.6 m2 of heating surface. Both boilers are reaching there life expectancy.	\$270,000.00
4.4.2	Heating controls (including use of current energy management technology).	3	1912 & 1942	Pneumatic controls throughout, no energy management at all. Complete replacement should be considered. (SEE 4.7.1 FOR COSTING)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1912 & 1942	Gravity comb air duct in adequate condition. Masonry chimney, new liner should be installed.	\$20,000.00
4.4.4	Treatment of water used in heating systems.	4	1912 & 1942	Appropriate inhibitors are used in steam system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1912 & 1942	All safety controls are in place and operational.	
4.4.6	Heating air filtration systems and filters.	N/A		none	
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).	3	1912 & 1942	Steel pipe for steam and condensate, cast iron radiators and convective radiation throughout. (SEE 4.4.1 FOR COSTING)	
4.4.9	Heating piping, valve and/or duct insulation.	3	1912 & 1942	Steam piping is insulated throughout, elbows appear to be asbestos. (SEE 4.4.1 FOR COSTING)	
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).	3	1912 & 1942	Heat problems are a result of poor control more than they are a problem with distribution. (SEE 4.7.1)	
4.4.13	Zone/unit heaters and controls.	3	1912 & 1942	Exits are housed with either convectors or force flows. Force flows operate with a line voltage thermostat. (SEE 4.4.1 FOR COSTING)	
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.	3	1911 1953	Central S/A fan for entire school with gravity relief, O/A was completely closed. No ventilation in gymnasium. System is old and deteriorated and very inadequate. Complete replacement should be considered.	\$300,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1912 & 1942	1912 system had capability of supplying outside air but none was being delivered. There is no O/A into school. (SEE 4.5.1 FOR COSTING)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1912 & 1942	Side wall S/A into classrooms, some rooms had no air introduced at all, very inadequate. (SEE 4.5.1 FOR COSTING)	
4.5.4	Exhaust systems capacity and condition.	3	1912 & 1942	Minimal exhaust out of wash rooms and locker rooms. (SEE 4.5.1 FOR COSTING)	
4.5.5	Separation of out flow from air intakes.	4	1912 & 1942	There is no O/A so the separation does not exist.	
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).	3	1912 & 1942	Pneumatic controls throughout, no energy management system in place. (SEE 4.7.1 FOR COSTING)	
4.5.8	Air filtration systems and filters.	3	1912 & 1942	The only air filtered is O/A and no O/A is introduced therefore no filtration is taking place. (SEE 4.5.1 FOR COSTING)	
4.5.9	Humidification system and components.	N/A		none	
4.5.10	Heat exchangers.	N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1912 & 1942	Ductwork is leaky and as a result air is not ultimately reaching outlets. (SEE 4.5.1 FOR COSTING)	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		none	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		none	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		none	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1912	The computer room and lunchroom are each fed with a S/A fan and DX coil for cooling.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1912 & 1942	Pneumatic controls are very old and deteriorated with no energy management at all, complete upgrade is required.	\$180,000.00
	Overall Mech Systems Condition & Estim. Costs				\$857,000.00

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. Adequate space available.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building exterior lighting at entrances.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		8 duplex receptacles on steel rail. 15 duplex receptacles on wood rail. Receptacles are rusting, many with no covers.	\$4,500.00
	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).	2	All	Single zone 120 volt system. No emergency power. No strobe lights.	\$20,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting only in part of school. Emergency lighting is not adequate.	\$10,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting is not adequate. No emergency power.	\$6,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panelboards are generally adequate. Space available.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
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	Loose starters, 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 fluorescent and T-12 lamps. Some incandescent in corridors. Surface fluorescent in gymnasium. Lighting levels generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	\$30,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T8 lamps and electronic ballasts.	\$235,000.00
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	Northern Telecom system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Bogan PA system. Simplex program/timer. Speakers and return call in classrooms. No CCTV or Cable TV.	\$20,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	One server in daisy chain configuration.	\$5,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A			
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Sufficient space available 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		No system present	
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			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$330,500.00

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).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs	N/A		\$0.00

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			968.50	11	80.0	880.0	88.50	Surplus. Lease: Rundle College Society - private school (4,729 m ²) (N.R.) (Private School)
	Classroom	1	73.40						
	Classroom	2	74.00						
	Classroom	2	70.00						
	Classroom	5	78.30						
	Classroom	1	74.30						
	Classroom (folding partition)	1	141.30						
7.2	Science Rooms/Labs	1	72.80	72.80	3	120.0	360.0	-287.20	Deficient
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			599.20	1 3	130.0 90.0	400.0	199.20	Surplus
	Stage Music	1	113.80						
	Drama	1	84.4						
	Art	1	75.00						
	Lunch/Study	1	108.70						
	Ancillary	1	74.60						
	Ancillary	1	78.30						
	Teacher's Room		32.20						
7.4	Gymnasium (incl. gym storage)	1		548.40	1	595.0	655.0	-106.60	Deficient
	Fitness Centre		109.2						
	Gym.		429.2						
	Gym Storage		± 10.0		1	60.0			
7.5	Library/Resource Areas	0	0.00	0.00	1	230.0	230.0	-230.00	Deficient. No library appears to be in the school.
7.6	Administration/Staff, Physical Education, Storage Areas			395.60			587.0	-191.40	Deficient
	P.E.		10.0		P.E.	130.0			
	P.E.		8.2						
	Storage Combined		218.2		Stor.	96.0			
	Administration		159.2		Adm	357.0			

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			0	2	115	230.0	-230.0	Deficient
	7.7.2 Home Economics			0					
	7.7.3 Industrial Arts			0					
	7.7.4 Other CTS Program			0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2145.1			1196.0	949.1	Surplus
	Overall Space Adequacy Assessment	20		4729.3	23		4538.0	191.3	Surplus

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments