

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Dr. E.P. Scarlett			School Code:	9858	
Location:	220 Canterbury Dr. S.W., Calgary			Facility Code:	1661	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	10-12			School Capacity:	1760	
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	1971	1	16146.6	Steel columns & beams and load bearing concrete block supporting precast concrete roof structure. Flat roof. Clay brick cladding.	Central heating plant provides hot water heating medium to perimeter radiation and coils. Airhandling units located in various parts of the building provide ventilation and air conditioning for classrooms. Chiller installed in main mechanical room supplies chilled water to coils in air handlers.	
Additions/ Expansions	1978 1983	1 1	157.7 275.0	Steel columns & beams and load bearing concrete block supporting precast concrete roof structure. Flat roof. Clay brick cladding.	Central heating plant provides hot water heating medium to perimeter radiation and coils. Airhandling units located in various parts of the building provide ventilation and air conditioning for classrooms. Chiller installed in main mechanical room supplies chilled water to coils in air handlers.	
Sub Total			16579.3			

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Upgrading/ Modernization (identify whether minor or major)	1984 1985	1 1	424.1 355.18	Renovations within 1971 section. Modernization within 1971 section.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			16579.3			
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good sized athletic areas with football, soccer and baseball fields. There is a problem with water from adjoining fields being channelled directly to the school building. This can be resolved by cutting the curbs in appropriate locations channeling the water to adjacent parking lot storm drains . Need to regrade and repave lot on North side of school, water from down spout roof drain spills onto inadequately sloped paved lot causing ponding and ice buildup. Suggest repave and regrade to this area.	\$120,500.00
2	Building Exterior	Concrete foundation wall/footing has settled along corridor in N.W. corner of main floor, resulting in cracking of concrete block corridor wall. Damage to wall has subsequently been repaired and movement appears to be stabilized but continues to be monitored. Closers, door restraint holder are worn and kick plates damaged and need replacement. Weatherstripping needs replacement.	\$28,500.00
3	Building Interior	Concrete block partitions in good condition, except at E.W. corridor wall (S. wall of room 102) which is cracked and out of plumb. This is a load bearing wall supprting precast LINTEES roof structure over shops. See also 2.1.1. Note: both gyms floors are in poor condition and need replacement. Building not accessible washrooms not accessible. Add one elevator and upgrade 4 washrooms.	\$267,500.00
4	Mechanical Systems	Considerable work is required for upgrading the heating, ventilation and air conditioning systems. It is recommended that existing fire tube boilers and existing chillers be replaced. Quality of ventilation system must be improved .Existing boilers are annually being retubed and should be replaced.Chillers which use R-11 refrigerant is also a maintenance problem. Leaky control valves and valves must be repaired or replaced. Constant complaint received regarding HVAC.	\$1,019,000.00
5	Electrical Systems	277/480VAC, 3 phase 1600 amps. Upgrade car plug system. Install surge suppression on mains. Upgrade fire alarm system, lighting system, telephone system, emergency generator transfer switch and add dedicated circuits to classrooms.	\$362,500.00
6	Portable Buildings		\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-39.89% deficient	
	7.2 Science Rooms/Labs	14.61% surplus	
	7.3 Ancillary Areas	35.57% surplus School has large lunch/study area adjacent to cafeteria.	
	7.4 Gymnasium	-50.53% deficient 2nd Gym is very small and inadequate for the physical education programs at a Senior High School.	
	7.5 Library/Resource Areas	9.42% surplus	
	7.6 Administration/Staff Areas	37.47% surplus	
	7.7 CTS Areas	40.19% surplus This school offers extensive CTS program which utilizes some dedicated classroom spaces for programming.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	14.44% surplus	
	Overall School Conditions & Estim. Costs	2.95% surplus over total area.	\$1,798,000.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good large site.	
1.1.2	Outdoor athletic areas.	4	Good sized athletic areas with football, soccer and baseball fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	4	Mostly grass with some planing scattered throughout site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on East and North sides of site perimeter.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Surface drainage is good except there is a problem with water flowing from adjoining fields and following contour of the parking lot curb. This can be resolved by cutting the curbs in selected locations channeling the water to adjacent parking lot storm drainage.	\$4,500.00
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or reported.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Parking lot accessed from two points off of Caterbury drive. One at east end and one at west end of site.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Buses have drop off lane that works well and is on site.	
1.2.4	Fire vehicle access.	4	Several alternative points of access.	
1.2.5	Signage.	4	Small sign on South Face of school by main entrance. Minimal but adequate.	
Other				

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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).	F.I.	Short on stalls according to on site personnell. There are 80 to 100 staff and several students who park on site.	
1.3.2	Layout and safety of parking lots.	4	Layout flows well with no problems noted or reported.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Need to regrade and repave lot on North side of school . Water from down spout roof drains ponds in parking/driveway, causing very large areas of ponding and ice buildup.	\$95,000.00
1.3.4	Layout and safety of sidewalks.	4	Works well and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Sidewalks and stairs on NE entrance need to be redone.	\$6,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Only North entrance has ramp all others need ramps constructed.	\$15,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$120,500.00

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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.		Concrete grade beams supported by concrete piers and footings and cast in place concrete slab on grade. Concrete foundation wall/footing has settled along corridor in N.W. corner of main floor, resulting in cracking of concrete block corridor wall. Damage to wall has subsequently been repaired and movement appears to be stabilized.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Steel columns supporting steel beams, cast in place concrete beams and load bearing concrete block supporting precast single and double tees, open web steel joists, and cast in place concrete floor slabs. All in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Precast concrete single and double tee joists, and open web steel joists supporting 1-1/2" steel deck. All in good condition.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
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.		Approximately 50% of roof is currently being reroofed because of extensive leaking. New roof is 2 ply SBS roofing. Remainder of roof is original asphalt and gravel and is currently not leaking but condition is marginal. Roofing report not provided by CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel ladders and metal roof hatches in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
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).	4		Giant clay brick full height walls, and stucco (on block backup) Band at midwall height at interrupted locations along 2nd floor plus over/under punched windows. All in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Stucco on metal stud framing above entrances.	
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		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Eavestrough and downpipes from sloped roof over trade shops (on North side) drain onto asphalt paving. Water collects at these locations. Regrade paving to allow drainage to parking area catch basins. Refer to 1.1.6	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident or reported.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Solid core wood doors in pressed steel frames. Paint finish in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Closers, door restraint holders are worn. Kick plates damaged and need replacement. Weatherstripping needs replacement.	\$12,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum thermally broken fixed and vented window units complete with sealed double glazing, and painted pressed steel frame fixed single pane/double glazed window wall panels. All units in moderate condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Awning vent units latch and hinges are worn all need to replacement or maintenance.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	None evident or reported except for fogging between some sealed glazing unit which suggests failure of sealed units. (+- 20 of units) need to be replaced.	\$11,000.00
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$28,500.00

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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).	F.I.		Concrete block partitions in good condition, except at E.W. corridor wall (S. wall of room 102) which is cracked and out of plumb. This is a load bearing wall supporting precast LINTEES roof structure over shops. See also 2.1.1.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete slab on grade (main floor) concrete topping on precast Tee structural joists, and cast in place structural joists, and cast in place structural slabs.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		12x12 VCT at main floor, sheet lino at 2nd floor classrooms, carpet at library, and some classrooms. Rubber treads & risers at stairs. Wood parquet and concrete at wood working shop. Painted concrete and unpainted concrete at shops. Hardwood strip floating floor in dance studio, gyms (2). Note: both gyms floors are in poor condition and need replacement. Sheet vinyl at student change rooms and ceramic tile at showers. Quarry tile at bldg entrances and cafeteria kitchen	\$100,000.00
3.2.2	Wall materials and finishes.	4		Painted concrete block. Acoustic spray finish to walls in dance studio, painted drywall. All in good condition.	
3.2.3	Ceiling materials and finishes.	4		Acoustic panels in suspended teebar system at corridors and classrooms, acoustic spray to underside precast concrete structure at library. Painted drywall at storage and janitor rooms.	

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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.	3		Solid core wood doors complete with wire glass, mounted in pressed steel frames. Generally in good condition, but some corridor smoke barrier doors are in poor condition. Replace with 3/4 hr rated metal doors.	\$10,000.00
3.2.5	Millwork	2		Clear finish birch with plastic laminate tops. (lab tops in science labs in good condition) Lab plastic laminate tops in some other science labs need replacement. (3 rooms).	\$30,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalk boards and vinyl faced tackboards in aluminum frames complete with aluminum chalkrails in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backstops/hoops in good condition. Folding bleacher stands in good condition. Floor inserts and standards in good condition.	
3.2.8	Washroom materials and finishes.	4		Resilient flooring and rubber base painted concrete block and acoustic panels in teebar.	
Other		3		Motorized wood coil wall works well except jambs at 80% open position, many slats are damaged. Reconditioning is required.	\$7,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p>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></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		Bldg. Section	Description/Condition	
		4		Non combustible, non sprinklered.	
		4		Adequate.	
		4		Adequate.	
		4		Adequate.	
		2		Building not accessible washrooms not accessible. Add one elevator and upgrade 4 washrooms.	\$120,000.00
		4		Asbestos audit survey completed in 1999.	
		4		None reported.	
	Overall Bldg Interior Condition & Estim Costs				\$267,500.00

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 basin provided. Refer also to 1.1.6 and 1.3.3.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior frostproof hose bibs provided..	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant and siamese provided.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe system complete with cabinet, hose and fire extinguisher provided. Sprinklers installed in storage, stage and miscellaneous areas.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguishers provided in rooms as required.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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		Adequate water pressure and volume. System connected to city system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	2	1971	Backflow valves installed for standpipe system. Provide backflow preventer for domestic water system.	\$9,000.00
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2	1971	Flush valve water closet and stall type urinal with flush tank satisfactory. Replace wash fountains. Includes cost allowances for architectural and electrical work.	\$29,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water system recently replaced with (2) RHEEM RF82-156CH. 82 gallon storage and 130.0 MBH input each. Domestic hot water recirc pump existing.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer connected to city sanitary system. Roof drains and catch basin connected to city storm system.	
Other					

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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	1971	(2) hot water packaged fire tube boilers CLEAVER BROOKS CB-760-3 with 12,554,000 B.T.U.H. input existing. Having problems with tubes. Replace with new boilers. Includes cost allowances for architectural and electrical work.	\$235,000.00
4.4.2	Heating controls (including use of current energy management technology).	2	1971	Replace a number of radiation pneumatic control valves as required and some 3-way control valves in fan room and boiler room.	\$100,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be operating satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Filters and water treatment provided for heating water.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears to be satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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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).	2	1971	Generally heating hot water piping is satisfactory. Industrial arts heat and vent system should be modified to provide separate systems for Commercial Technical and Design. Fumes and dust from workshops is being recirculated to Commercial Tech and Design. Includes cost allowances for architectural and electrical work.	\$65,000.00
4.4.9	Heating piping, valve and/or duct insulation.	3	1971	Heating pipes appear satisfactory. Replace of repack valves.	\$60,000.00
4.4.10	Heat exchangers.	4		Shell and tube heat exchangers appear to be satisfactory.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.		Difficult to control temperature in classrooms.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.		Difficult to control temperature in classrooms.	
4.4.13	Zone/unit heaters and controls.	4		Unit heaters and fan coil units at entrances are controlled from electric thermostat.	
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.	F.I.		General complaint, area lacks air circulation and is stuffy. Difficult to control.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Increase outdoor air supply to rooms. Complaint of lack of outdoor air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Increase air circulation. May require changes to air diffusion system.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust system appear to be satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2	1971	Kitchen is operating satisfactory. Beauty culture requires improved ventilation system. Includes cost allowances for architectural and electrical work.	\$26,000.00
Other		4		Duct collection system is operating satisfactorily.	

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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 installed with some energy management control. Refer to 4.7.1	
4.5.8	Air filtration systems and filters.	4		Flat filters provided.	
4.5.9	Humidification system and components.	4		New steam humidification system installed for all airhandling units. Appears to be operating satisfactorily.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	F.I.		Existing paraline ceiling diffusion system must be further reviewed.	
Other					

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Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	1971	Existing chiller CARRIER 19DG-284 using refrigerant R-11. Maintenance problem with chiller and cooling tower. Replace both. Refrigerant difficult to acquire. Includes cost allowances for architectural and electrical work.	\$237,500.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	F.I.		Investigate existing paraline ceiling diffusers. Inadequate air supply.	
4.6.3	Cooling system controls (including use of current energy management technology).	F.I.		Refer to 4.6.2	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
Other		3	1971	Provide separate mechanical cooling system for computer rooms. Includes cost allowances for architectural and electrical work.	\$89,500.00
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1971	Replace leaky control valves for radiation and 3-way control valves for heating system. Provide full energy management system for all equipment once new equipment is installed. Includes cost allowances for architectural and electrical work.	\$168,000.00
	Overall Mech Systems Condition & Estim. Costs				\$1,019,000.00

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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 power feed. 277/480VAC, 3 phase feed to main switch in electrical room. Main service is 1600 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate. System was upgraded last year.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed. Repair some of the existing pedestals and receptacles	\$10,000.00
	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).	3	All	System is Simplex #4002. Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Install visual devices on all bells.	\$10,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained. System is wired to the emergency generator.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained. System is wired to the emergency generator.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	Power surge protection installed on computer distribution panel. Install surge protection on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Upgrade of panels required to give more circuit capacity.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		Kohl 75KW 480VAC 3 phase power plant. System is adequate for intended use. Parts are becoming scarce.	
5.3.4	General wiring devices and methods.	3	All	Devices are generally in fair condition. Most are adequate for intended use. Replace 40% of devices	\$6,000.00
5.3.5	Motor controls.	3	All	Motor controls are in fair condition. Most are adequate for the intended job. Check and replace selected units.	\$10,000.00
Other	Emergency generator transfer switch	3	All	Automatic transfer switch does not operate properly. Replace this switch	\$15,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent systems. Fixture have been upgraded in the past from original construction. Lighting levels are as follows: Classroom - 45fc ; Hallways - 30fc ; Gym - 45fc ; Offices - 45fc. Replace lighting fixtures in selected areas.	\$102,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$13,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Energy efficient systems relate to fan shutdown. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Motion sensors for washrooms and other non-critical area is recommended. Lighting costs are included in 5.4.1	\$4,500.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	3	All	Existing system is old and outdated. Replace telephone system.	\$150,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed. System is adequate for intended use. Cable TV installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Network servers installed in separate rooms. Installation is neat and clearly labeled. Upgrade ventilation in sever rooms.	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$10,000.00
Other					

School Facility Evaluation Project
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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	3	All	Master timer present. Master clock system is available in only 2 or 3 locations. Upgrade Master clock system throughout the building	\$4,000.00
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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$362,500.00

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

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	28		2212.1	46	80	3680.0	-1467.9	Based on 1700 capacity from interpretation of School Building Area Guidelines.
7.2	Science Rooms/Labs	10		1100.3	8	120	960.0	140.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6		1328.6	2 8	130 90	980.0	348.6	Includes music, drama, art, stage, and lunch/study.
7.4	Gymnasium (incl. gym storage)	2		1051.3	1	2025 100	2125.0	-1073.7	
7.5	Library/Resource Areas	1		886.3	1	810	810.0	76.3	
7.6	Administration/Staff, Physical Education, Storage Areas			2205			1604.0	601.0	
7.7	CTS Areas								
	7.7.1 Business Education	8		936.6	5	115	575.0	361.6	
	7.7.2 Home Economics	1		104	1	125	125.0	-21.0	
	7.7.3 Industrial Arts	5		2006.7	5	230	1150.0	856.7	
	7.7.4 Other CTS Programs	1		325.2	1	230	230.0	95.2	Beauty culture
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			4423.2			3865.0	558.2	
	Overall Space Adequacy Assessment	78		16579.3			16104.0	475.3	

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Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

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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

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Evaluation Component/ Sub-Component	Additional Notes and Comments