

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Dr. Gladys McKelvie Egbert School				School Code:	9650
Location:	6033 Madigan Drive. N.E., Calgary				Facility Code:	1557
Region:	Calgary				Superintendent:	Dr Donna Michaels
Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
					Telephone:	(403) 214-1123
Grades:	7-9				School Capacity:	705
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1976	1	3918.7	Masonry, steel columns, beams and joists, flat roof asphalt and gravel, and clay brick/metal siding exterior cladding.	Hot water boilers from two boiler rooms supply heating media for the terminal radiation units, reheat coils and preheat coils in airhandling units. Two central airhandling units supply ventilation and cooling for the classrooms.	
Additions/ Expansions	1981	1	1616.3	Masonry, steel columns, beams and joists, flat roof asphalt and gravel, and clay brick/metal siding exterior cladding.	Hot water boilers from two boiler rooms supply heating media for the terminal radiation units, reheat coils and preheat coils in airhandling units. Two central airhandling units supply ventilation and cooling for the classrooms.	
Sub Total			5535			

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Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966 1967 1970 1976	1 1 1 1	83.5 83.5 157.2 600			Attached portable units. Attached portable units. Attached portable units. Attached permanent units.
Total			6459.2			
List of Reports/ Supplementary Information	No asbestos materials report available on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Overall site size is good and has an adjacent community center on north side. Parking lot is asphalt need to lower the storm drain and reslope paving to allow for proper drainage. There is a problem with ice buildup on north entrance to school causing ponding and large areas of ice at sidewalk. Needs some resloping and pouring of new slab.	\$40,000.00
2	Building Exterior	Clay brick and stucco mostly around building lower walls and vertical metal siding and mansard roof at upper walls. Vertical metal mansard roof around perimeter of building including roof of gymnasium. Weatherstripping is in poor condition and needs to be replaced.	\$8,000.00
3	Building Interior	VCT in corridors and interior rooms. Carpet in classrooms, library, staff areas and all exterior rooms at south and west of building. Carpet in poor condition and needs to be replaced.	\$150,000.00
4	Mechanical Systems	Primary concern is the lack of outdoor air supply and circulation of dust from woodworking area and floor diffusers. Other concerns are continual maintenance requirement for blocked sanitary drainage lines plus boiler room maintenance items. Replace existing heat and vent system and dust collector for industrial arts room and generally upgrade central control system. Replace sanitary sewer line which is continuously causing plugged drain.	\$394,000.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1400 amps. Fire alarm system is in need of upgrading should install visual devices as required by code. Main service requires surge protection. Replace breakers in distribution panels.	\$56,000.00
6	Portable Buildings	Electrical systems in portable are suitable for intended use with sub-panels located in each. Ventilation for relocatables is supplied from floor diffusers from central air handling units. Air supply appears inadequate and is also creating dust. Replace ventilation system with separate roof top HVAC system.	\$76,000.00
7	Space Adequacy:		
	7.1 Classrooms	-14.57% deficient	
	7.2 Science Rooms/Labs	-0.82% deficient	
	7.3 Ancillary Areas	-11.34% deficient	
	7.4 Gymnasium	-45.48% deficient Gym is very small for High School especially for this schools capacity.	
	7.5 Library/Resource Areas	6.71% surplus	
	7.6 Administration/Staff Areas	2.44% surplus	
	7.7 CTS Areas	-38.04% deficient Program includes fewer CTS functions than allowed for on equivalent new facility.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	29.51% surplus	
	Overall School Conditions & Estim. Costs	-7.57% deficient over total area.	\$724,000.00

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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	Overall site size is good with an adjacent community center on north side.	
1.1.2	Outdoor athletic areas.	4	Large flat area for play fields, softball etc. No problems reported or evident.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Large playing fields with goal posts, back stops etc.	
1.1.4	Site landscaping.	4	Mostly grass with minimal perimeter planting primarily at North entrance to school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition some metal link fencing on part of north east lot between lot and school.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	General site condition allows adequate drainage.	
1.1.7	Evidence of sub-soil problems.	4	None reported or evident. Appears good.	
1.1.8	Safety and security concerns due to site conditions.	4	None reported or evident. Appears good.	
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 on north side of school accessed from Madigan Drive on East side of school. Minimal but sufficient parking.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved on north side adjacent to main entrance.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Buses drop-off on Madigan Drive and from north parking area adjacent to north entrance. Works well according to on site personnell.	
1.2.4	Fire vehicle access.	4	Good access to school.	
1.2.5	Signage.	4	School identification on North face of building of good scale but difficult to read because it is clear aluminum finish and blends with color of brick.	
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).	4	Adequate number of stalls on north side of school. Also adjacent community center on north side acts as drive through for drop off etc.	
1.3.2	Layout and safety of parking lots.	4	Appears to work well .	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Lot is asphalt. Need to lower storm drain and reslope paving to allow for better drainage. Refer to 1.3.5 re ponding.	\$25,000.00
1.3.4	Layout and safety of sidewalks.	4	The sidewalk layout is quite extensive and works well. Tied into city sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Problem with ice buildup on north side of school causing ponding and large areas of ice at sidewalk. Needs some regrading at walkway/entrance plaza. To drain towards parking lot/driveway.	\$15,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Appears adequate no problems noted or reported by staff.	
Other				
	Overall Site Conditions & Estimated Costs			\$40,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Cast in place concrete slab on grade no problems evident or reported.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Loadbearing concrete block perimeter walls, steel columns, beams and open web steel joists and steel roof deck. All in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists and steel roof deck.	
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		Asphalt and gravel approximately 50% has been replaced in past 5 years remainder seems to be performing reasonably well but needs to be inspected and likely replaced in next 5 years. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Adequate.	
2.2.3	Control of ice and snow falling from roof.	F.I.		Snow and ice falls from mansard roof around building, however no solutions to the problem appears to be evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Some lighting tubes installed in interior rooms.	
Other					

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick and stucco mostly around building lower walls and vertical metal siding and mansard roof at upper walls.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Vertical metal mansard roof around perimeter of building including roof of gymnasium. All in good condition.	
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 noted or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident.	
Other					

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	Painted solid core wood doors in pressed steel frames. Good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All Latches, closers, door retention chains In good condition. Weatherstripping in poor condition and needs to be replaced.	\$8,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Push panel type good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Prepainted aluminum with sealed double glazing, no vents. Good condition some double glazed single panel units in aluminum frames.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Non opening windows in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$8,000.00

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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).	4		Painted concrete block generally throughout with some painted drywall. All in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade no sign of distress.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	VCT in corridors and interior rooms. Carpet in classrooms, library, staff areas and all exterior rooms at south and west of building. Carpet in poor condition and needs to be replaced.	\$150,000.00
3.2.2	Wall materials and finishes.	4		Painted concrete block generally throughout with some painted drywall and some vinyl covered drywall. Good condition.	
3.2.3	Ceiling materials and finishes.				

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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.	4		Wood doors in pressed steel frames. Good condition.	
3.2.5	Millwork	4		Painted plywood with plastic laminate tops. Clear finish plywood in science labs.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards, vinyl tackboards throughout in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball backstops/hoop (folding type) good condition.	
3.2.8	Washroom materials and finishes.	4		Ceramic floor tile and tile at urinals, painted concrete block walls and painted drywall ceiling, prepainted metal toilet partitions. Good condition.	
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	
		4		Non combustible, non sprinklered.	
		4		Adequate.	
		4		Adequate.	
		4		Adequate.	
		4		Fully accessible including portables.	
		4		No evidence of any problems or concerns.	
		F.I.		Air quality poor after hours due to fresh air intake shutdown. Makes it difficult to use school after hours.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$150,000.00

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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).	4		Catch basin provided in parking lot. Refer also to 1.3.3.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Has exterior frostproof hose bibs. Has provisions for irrigation system.	
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.	3	1975 1981	Fire hydrant is available. Install siamese connection. Includes allowance for architectural work.	\$10,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system existing. Fire extinguisher is installed in hose cabinet.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers are provided in boiler room, storage, I.A. Shop, etc.	
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		Water pressure and volume is satisfactory. Connected to city water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Appears satisfactory.	
4.3.4	Piping and fittings.	4		No known problem.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closets have flush valves. Urinals are tank operated and energized when lights are on. Wall hung enamel cast iron lavatory. All in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1975 1981	Original 1975 building has 2 STATE SBT-70-360 hot water tanks, 324.0 MBH input and 70 gallon storage tank which are satisfactory. 1981 addition has 2 RUUD GL67-120-5A gas fired tanks and heaters. Replace one damaged tank and heater. Both systems have domestic hot water recirc. pumps.	\$4,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1975 1981	Sanitary sewer is connected to city system. Rain water leader is connected to city storm sewer system. Replace and/or clean sanitary sewer lines inside and outside building.	\$30,000.00
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	1975 1981	1975 building has 2 Bryan 1-36W boilers with 2,350.0 MBH input system complete with 3 base mounted pumps. 1981 addition has 2 Bryan CL-120W boilers with 1,080.0 input. System is complete with 3 base mounted pumps. Replace circulation pumps, some leaky control valves, check and if necessary replace one boiler installed in 1975. Includes allowance for architectural and electrical work.	\$80,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		JOHNSON pneumatic control system is installed. Consider installation of energy management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Direct gas fired Eng 'A' units (2) installed to provide CA for boiler room in 1975 building.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment equipment is provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears to be operating satisfactorily.	
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).	4		Piping distribution, reheat coil, preheat coil for interior zone and perimeter radiation are satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Pipe and insulation appear satisfactory.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils satisfactory.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.	1975	Erratic control system requires further detailed investigation.	
4.4.13	Zone/unit heaters and controls.	4	1975 1981	Unit heaters provided in fan room. Fan coil units at entrance. Units controlled with 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.	3	1975 1981	1975 building central air handling unit system consists of: supply fan, centrifugal return fan, mixing section, filter section, preheat coil, DX cooling and humidifier. Recommend gym and portables have separate heat/vent. 1981 addition: Trane central air handling unit consists of: a return fan, mixing section, filter, heating coil, DX cooling and humidifier. Includes allowance for architectural and electrical work.	\$114,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Complaint of lack of outdoor air supply. Addition of separate air handling system for gym and portables will increase O.A. supply to classrooms. Replace damaged louver and modify plenum. Refer to 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air distribution to gym and portables from central air handling system. Supply air from floor creates dust condition. Recommend air be supplied from side wall or ceiling. Refer to 4.5.1	
4.5.4	Exhaust systems capacity and condition.	4		Recirculation fans for both central system appear to be working satisfactorily.	
4.5.5	Separation of out flow from air intakes.	3	1981	Exhaust air is blowing down toward intake. Modify exhaust hood.	\$3,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1975 1981	Dust collector supply for woodworking shop is too small. Replace non-operational exhaust systems existing for washrooms, dark room, welding, paint hood, arts, etc. Provide cooling system for food preparation area. <u>Note:</u> Woodworking shop does not have any operable windows. Includes allowance for architectural and electrical work.	\$70,000.00
Other		3	1975 1981	Industrial arts supply unit near end of its usefulness. Replace with new roof top gas fired indirect fired heat and vent unit, and duct supply and return to ceiling. Balance entire system. Clean ducts. Includes allowance for architectural and electrical work.	\$55,000.00

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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		JOHNSON and BARBER COLMAN pneumatic control system installed. Consider energy management system. 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		1975 Building has wet cell humidifier. 1981 addition has spray humidifier.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Duct distribution and diffusers are satisfactory. Should consider abandoning below slab air distribution system. Refer to 4.5.1	
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1975 1981	Separate air cooled condensing units for 1975 and 1981 central air handling units.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Interlocked to operate with air handling units.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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	1975 1981	JOHNSON and BARBER COLMAN pneumatic control systems provided. Consider providing energy management system. Includes allowance for architectural work.	\$28,000.00
	Overall Mech Systems Condition & Estim. Costs				\$394,000.00

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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. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1400 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by time clock or temperature controller.	
	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	Fire alarm system is an Edwards 6616 in good condition. System is tested annually as required by code. System is well maintained. Install visual devices as required by code.	\$8,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	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	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are all in good condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Breakers are aging and continually tripping. Replace breakers.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Some are damaged and cracked. Replace 20% of devices.	\$2,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

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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. Classrooms are 2'x4' recessed lighting. Hallway has 1'x4' recessed lighting. Gym consists of metal halide high bay fixtures. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 45fc ; Hallways - 35fc ; Gym - 45fc ; Offices - 50fc ; Library - 40fc ; Portables - 45fc. Some metal halide fixtures in need of relamping.	\$2,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is to install light fixtures with T-8 lamps c/w electronic ballasts).	\$5,000.00
Other					

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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).	4		Existing system is a Meridian Northstar. System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is a Sony. System is adequate for intended use. No other systems are installed. Fibre optic computer link in place.	
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).	4		Network server installed in closet in separate room. Installation is neat and clearly labeled.	
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	\$12,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		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 in place. Master clock system installed for some clocks. Upgrade clock system to include all clocks	\$3,000.00
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			
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				\$56,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Timber support with plywood skirting at modular portables.. Steel floor beams with metal deck supported by concrete posts at permanent portables.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F/I	Asphalt and gravel with some leakage.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Vertical metal siding and horizontal wood upper wall fascia badly deteriorated. (rm 152/153) Vertical metal siding and vertical upper wall fascia siding on all others.	\$6,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum in solid core doors and frames, Aluminum sliding panel double glazed single pane windows/screens. Solid core wood painted in steel frames.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Painted drywall walls, vinyl panel ceilings, carpet floors. Vinyl finished drywall panels, acoustic panel tee bar ceiling, carpet floors. Painted drywall, acoustic panel tee bar, carpet floor.	
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)	4	Green chalkboards, vinyl covered tackboards in aluminum frames.	
6.1.8	Heating system.	3	Ventilation for relocatables are supplied from floor diffusers from central air handling units. Air supply appears inadequate and also is creating dust. Replace ventilation system with separate roof top HVAC system. Estimated cost \$70,000.00	\$70,000.00
6.1.9	Ventilation system.	4	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in portable are suitable for intended used. Sub-panels are located in each.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	None noted or reported.	
6.1.12	Barrier-free access.	4	Adequate works well.	
	Overall Portable Bldgs Condition & Estim Costs			\$76,000.00

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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 K-6	15	72.9	1093.5	16	80	1280.0	-186.5	
7.2	Science Rooms/Labs	3	158.69	476.07	4	120	480.0	-3.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	117.47	469.88	2 3	130 90	530.0	-60.1	
7.4	Gymnasium (incl. gym storage)	1		489	1	897	897.0	-408.0	
7.5	Library/Resource Areas	1		330.8	1	310	310.0	20.8	
7.6	Administration/Staff, Physical Education, Storage Areas			779.58			761.0	18.6	
7.7	CTS Areas								
	7.7.1 Business Education	1	68.7	68.7	3	115	345.0	-276.3	
	7.7.2 Home Economics	2		220.1	2		256.0	-35.9	
	7.7.3 Industrial Arts	2		364.73	2		456.0	-91.3	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2166.84			1673.0	493.8	
	Overall Space Adequacy Assessment	29		6459.2	34		6988.0	-528.8	

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	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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