

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Dr Gordon Higgins			School Code:	9681	
Location:	155 Rundlehill Dr. N.E., Calgary			Facility Code:	1554	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District #19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214 - 1123	
Grades:	7-9			School Capacity:	640	
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1976	1	2896.2	Load bearing concrete block walls supporting open web steel joists and metal deck. Brick masonry/prepainted aluminum panel exterior cladding.	Hot water heating system complete with perimeter radiation, reheat coils and preheat coils in air handling unit provide required heating. HVAC systems provide cooling and ventilation for classrooms.	
Additions/ Expansions	1981	1	1544.94	Load bearing concrete block walls supporting open web steel joists and metal deck. Brick masonry/prepainted aluminum panel exterior cladding.	Hot water heating system complete with perimeter radiation, reheat coils and preheat coils in air handling unit provide required heating. HVAC systems provide cooling and ventilation for classrooms.	
Sub Total			4441.14			

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Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1976	1	845	Frame, flat roof, aluminum windows, metal cladding.		Attached units on permanent foundations.
Total			5286.14			
List of Reports/ Supplementary Information	Asbestos materials survey, 1999					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is good but shared with Separate School on North border. Not sure where boundry is located. School set too low in relation to City curb/sidewalk.	\$5,000.00
2	Building Exterior	Clay brick, painted metal upper wall siding. Good condition .	\$1,500.00
3	Building Interior	Painted concrete block and painted drywall, acoustic panel in suspended tee bar ceiling. Wood doors in steel frames painted, hardware in good condition. Good condition in general.	\$20,000.00
4	Mechanical Systems	Central HVAC unit TRANE Climate Changer 35MP-HFFVU. AU is satisfactory.Recommend installation of energy management system. Provide additional or separate cooling system for computer rooms (2). Provide siamese for standpipe system.	\$104,500.00
5	Electrical Systems	Underground power feed. Main service is 1600 amps, 3 ph 208VAC needs surge protection. Fire alarm system is in need of upgrading. The existing lighting system in fair condition and should be reviewed. Install class 5 cabling to all classrooms.	\$65,700.00
6	Portable Buildings	Wood frame on timber supports with perimeter plywood skirting. Aluminum vertical sliding Windows in poor condition, exterior doors painted wood in painted wood frames. Needs refinishing.	\$4,000.00
7	Space Adequacy:		
	7.1 Classrooms	-15.78% deficient	
	7.2 Science Rooms/Labs	12.92% surplus	
	7.3 Ancillary Areas	-9.08% deficient	
	7.4 Gymnasium	-13.61% deficient	
	7.5 Library/Resource Areas	3.45% surplus	
	7.6 Administration/Staff Areas	0.49% surplus	
	7.7 CTS Areas	-25.29% deficient Room areas are smaller than allowed in Equivelent New Facility.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-38.66% deficient	
	Overall School Conditions & Estim. Costs	-17.24% deficient over total area.	\$200,700.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	4	Site size is good but shared with Separate School on North border. Not sure where boundary is located. School set too low in relation to City curb/sidewalk.	
1.1.2	Outdoor athletic areas.	4	Large flat grassed area for field sports on west side of school. Shared with school to the north.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No playground equipment just field sports related in good condition.	
1.1.4	Site landscaping.	4	Mostly grass with some perimeter planting, well landscaped on east side by main entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Some chain link fence but only 10 % + - of perimeter is fenced.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Appears adequate although building is set too low in relation to City curb/sidewalk, which results in some ponding/freezing on sidewalk entry to school.	
1.1.7	Evidence of sub-soil problems.	4	None evident or mentioned.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or mentioned.	
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	There are two parking lots one on the north side of the school and one on the south side of the school. The north lot is accessed from the east and the south lot is only accessible through the district to the south of the school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt parking lots on north and south sides of school. In reasonable condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Bus pickup/drop-off is from the city street on the east side of the school appears to be adequate but road is quite narrow making passage of other vehicles difficult.	
1.2.4	Fire vehicle access.	4	Adequate.	
1.2.5	Signage.	4	Signage above main entrance on east side of school is quite visible and of adequate scale.	
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	There are adequate stalls in the two parking lots for staff and visitors.	
1.3.2	Layout and safety of parking lots.	4	Seems adequate no problems noted or mentioned.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Lots appear to be well drained with storm drain in well sloped paved lot.	
1.3.4	Layout and safety of sidewalks.	4	Layout of walks is adequate and appears to function quite well.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Low spot on sidewalk at east main entrance causes ponding and ice buildup. Potential danger.	\$5,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate.	
Other				
	Overall Site Conditions & Estimated Costs			\$5,000.00

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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 (some minor cracking across corridors).	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Load bearing concrete block in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists with steel deck built up asphalt gravel roof. In good condition.	
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	<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.		Flat roof asphalt and gravel no problems existing but roof is 24 years old and should be inspected for deterioration. A roof inspection report is not 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.	4		Internal drainage good condition.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Numerous light tubes installed to bring natural light into interior classrooms.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3		Clay brick, painted metal upper wall siding. Good condition but could use paint touchup at metal siding.	\$1,500.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Horizontal deep fascia and 2x12 rough cedar wood accent trim above door height. 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 reported or evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal roof drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Good condition.	
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	Mostly steel doors in pressed steel frames some shared exits from portables have wooden doors in wooden frames. Good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Good condition no problems reported or noted.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Good condition no problems reported or noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum frames set into structural concrete block walls. Windows have boxed out metal clad enclosures with double glazed sealed units. Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Good condition no problems reported or noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Good condition no problems reported or noted.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$1,500.00

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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).	4		Painted concrete block and painted drywall. Good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Slab on grade good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT and carpet in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and drywall. Good condition.	
3.2.3	Ceiling materials and finishes.	4		Acoustic panel in suspended tee bar ceiling.	

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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 steel frames painted. Hardware in good condition.	
3.2.5	Millwork	4		Birch plywood with clear finish. Good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards in 75% of rooms, whiteboards in 25%. Good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball backstops / hoops on retractable assemblies, volley ball and badminton net assemblies in good condition.	
3.2.8	Washroom materials and finishes.	4		Ceramic mosaic tile floor and base, painted concrete block walls, painted drywall ceilings, painted toilet partitions. All in good condition.	
Other	Change rooms	4	1976	Ceramic mosaic tile floor and base, and ceramic wall tile (partial) with painted concrete block walls, painted drywall ceilings, painted toilet partitions. Metal half lockers and 6 compartment lockers. All in good condition.	

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.	4		Non combustible, non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		1 1/2 hour rated corridor closures.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Non combustible	
3.3.4	Exiting distances and access to exits.	F.I.		Requires further investigation in relation to fire exit signs & routing adjacent to gym area. Exit routing configuration in some areas is confusing and needs to be examined.	
3.3.5	Barrier-free access.	2		Access to this one storey building is adequate but need to upgrade 2 washrooms.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A		None	\$20,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None	
Other					
Overall Bldg Interior Condition & Estim Costs					\$20,000.00

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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 1.3.5.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibs provided. No lawn 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	1976 1981	Fire hydrant available. Provide siamese for standpipe system. Includes allowance for architectural work.	\$12,000.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose cabinet complete with hose and fire extinguisher provided.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Refer to item 4.2.2. Fire extinguishers are provided in boiler room, fan room storage room, etc.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Sprinkler system provided for stage.	
	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 supply and pressure from city system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed for standpipe system and main domestic water service.	
4.3.4	Piping and fittings.	4		Pipes and fittings satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures in good condition. Water closet complete with flush valve, stall type urinal, lavatories wall hung enamel cast iron.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water system adequate. System complete with domestic hot water recirc. pumps. 1976 building has STATE SBT-75-250 with 75 gallon storage and 250.0 MBH input. 1981 building has JOHN WOOD tank and heater 38.0 MBH input and 41 gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Roof drain connected directly to city storm system. Sanitary sewer connected to city sanitary sewer.	
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).	4		2 BRYAN boilers water tube model CL-180 1800 MBH Input is complete with load lag control. System is complete with 2 base mounted pumps to service 1976 building and 2 additional in line circ pump to service 1981 wings. Replace 2 in-line circ pumps for 1981 wings and 2 in-line pumps for heating coils. Includes allowance for architectural work.	\$7,500.00
4.4.2	Heating controls (including use of current energy management technology).	4		HONEYWELL pneumatic control system is provided. Incorporate energy management system for main equipment. Refer to 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Has water treatment equipment and filters.	
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).	4		Heating distribution system and terminal radiation units appear satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	3	1976 1981	Generally piping and valves appear to be satisfactory. Repack or replace valves in boiler room and fan rooms.	\$6,000.00
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils for various interior zones appear satisfactory.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Complaint of lack of heat in classrooms furthest from boiler room. This may due to air flow restriction to perimeter radiation enclosure.	
4.4.13	Zone/unit heaters and controls.	4		Hot water unit heaters and fan coil units are provided in boiler room and entrances. System is 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.	4		Central HVAC unit is complete with mixing section, filters, reheat coil, spray coil, DX cooling coil and supply fan. TRANE Climate Changer 35MP-HFFVU. AU is satisfactory. 1981 addition employs Eng 'A' LM 27AF 2SF-1 complete with mixing section, prefilter, heating coil, spray humidifier, DX cooling coil and supply fan and 2 recirc axial fans.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		1976 building - 22,000 CFM air movement. 1981 addition HVAC - 13,900 CFM.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Respective air handlers supply ventilation to rooms. Internal zones are complete with reheat coils.	
4.5.4	Exhaust systems capacity and condition.	4		Roof exhausts are provided for I.A. shops and public washrooms.	
4.5.5	Separation of out flow from air intakes.	4		Appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Dust collector AFF ARESTALL installed. Appears to be to be operating satisfactorily. Dust collection equipment room should not be used as wood storage room.	
Other		3	1976	Gym has roof top H & V system which consists of supply fan, heating coil, filter section and mixing section. System is satisfactory. Woodworking shop has gas fired roof top duct heater. Replace unit with new indirect fired gas unit with modulating gas controls. Includes allowance for architectural and electrical work.	\$15,000.00

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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		HONEYWALL pneumatic controls provided. Provide energy management system for airhandlers. Refer to 4.7.1.	
	4.5.8 Air filtration systems and filters.	4		50 mm thick flat filters are provided.	
	4.5.9 Humidification system and components.	2	1976 1981	Humidification section for 1976 air handler requires replacement due to corrosion. Humidification for 1981 air handler is satisfactory.	\$9,000.00
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		No known problems.	
	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		Roof top air cooled condenser CARRIER 38 AE 05440 for original building. Roof top air cooled condenser TRANE RAUBC306AA00B	
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		HONEYWELL controls.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	2	1976 1981	Provide additional or separate cooling system for computer rooms (2). Includes allowance for architectural and electrical work.	\$28,000.00
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	1976 1981	HONEYWELL pneumatic control system is provided. Recommend installation of energy management system. Includes allowance for architectural work.	\$27,000.00
Overall Mech Systems Condition & Estim. Costs					\$104,500.00

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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 1600 amps installed in 1981. Feeds old 1200 amp service from 1976	
	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).	3	All	Existing system is adequate for intended use. Plastic WP covers are damages and receptacles are at end of life. Replace as required.	\$700.00
	Other				
5.2	Life Safety Systems				
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Add visual devices to existing system	\$7,000.00
	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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	5.3.1 Power service surge protection.	2	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.	4		Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity.	
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
	5.3.4 General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 10% of devices	\$2,000.00
	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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	5.4.1 Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent systems. Systems are 2'x4' recessed. Gym consists of Metal Halide high bay. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 55fc ; Hallways - 40fc ; Gym - 30fc ; Offices - 45fc ; Library - 40fc. Upgrade light fixtures in gym.	\$12,000.00
	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	No energy efficient systems are in place. Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing 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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
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 existing System is adequate for intended use. No other systems are installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed for all Computers on site. Outlets are Not installed in every classroom. Wire all areas as required.	\$11,000.00
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 server installed in separate room. Installation is neat and clearly labeled. Install ventilation. Upgrading is required to incorporate 5.5.3.	\$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
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4		System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		System is in good condition.	
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				\$65,700.00

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).	4	Wood frame on timber supports with perimeter plywood skirting.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Flat roof asphalt and gravel no leaking problems reported.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal siding and horizontal metal siding/facia. Could use a coat of paint.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Aluminum vertical sliding in poor condition, exterior doors painted wood in painted wood frames. Needs refinishing.	\$1,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl covered drywall, carpet flooring, suspended tee bar acoustic panel ceiling. Adequate.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish on birch plywood. Good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and tackboards in aluminum frames. Good condition.	
6.1.8	Heating system.	4	Ventilation for relocatables are supplied from floor diffusers from central air handling units.	
6.1.9	Ventilation system.	4	Ventilation for relocatables are supplied from floor diffusers from central air handling units.	
6.1.10	Electrical, communication and data network systems.	3	Portables are in good condition. Hallway lights need to be upgraded	\$3,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire alarm pull stations and bells, emergency lighting for exiting.	
6.1.12	Barrier-free access.	4	Plywood ramp up to floor level.. Adequate.	
	Overall Portable Bldgs Condition & Estim Costs			\$4,000.00

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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	14	varies	1078	16	80	1280.0	-202.0	
7.2	Science Rooms/Labs	3	varies	406.5	3	120	360.0	46.5	Includes Prep rooms.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	varies	481.9	2 3	130 90	530.0	-48.1	Includes Lunch/Study
7.4	Gymnasium (incl. gym storage)	1		774.9	1	815 82	897.0	-122.1	
7.5	Library/Resource Areas	1		300	1		290.0	10.0	
7.6	Administration/Staff, Physical Education, Storage Areas			756.7			753.0	3.7	
7.7	CTS Areas								
	7.7.1 Business Education	3	varies	181.7	2	115	230.0	-48.3	
	7.7.2 Home Economics	1		149.4	2		256.0	-106.6	
	7.7.3 Industrial Arts	1		199.6	1		230.0	-30.4	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			957.44			1561.0	-603.56	
	Overall Space Adequacy Assessment	27		5286.14	31		6387.0	-1100.86	

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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