

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Elbow Valley Elementary School			School Code:	5216	
Location:	Springbank, Alberta			Facility Code:	472	
Region:	Central			Superintendent:	Mrs Colleen Brownlee	
Jurisdiction:	Rockyview School Division # 41			Contact Person:	Mr David Purdy, Mr Greg MacNeil	
				Telephone:	(403) 250-1504	
				Facsimile:	(403) 250-3281	
Grades:	K to 4			School Capacity:	675	
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	1970	1	3331.98	Load bearing masonry, some brick exterior, glue-lam beam structure, metal deck, flat roof.	Central air handling unit c/w reheat coils with classrooms. Baseboard radiation in administration areas.	Core floor is slab on grade, classrooms are steel joist with concrete floor, over crawl space.
Additions/ Expansions	1992	1	47.00	Frame construction, stucco walls, wood framed roof, flat roof.	Hot water unit and cabinet heaters added to system.	Noted as a "1976" addition in the "Standard Assessment and Utilization Report". This small area was the vestibule to previous portables, that was left in place when the portables were removed.
					Evaluator's Name:	Don C Stewart
					& Company:	Stewart Architects Limited

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Upgrading/ Modernization (identify whether minor or major)	1996 (1970)	1	104.00	Interior renovation.	Replacement of plumbing fixtures.	Washroom upgrading.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1991	1	458.02	Wood frame, wood floor on pads, metal siding, flat roof.	Roof top HVAC units and thermostat control of each room.	4 classrooms.
	1994	1	499.05	Wood frame, wood floor on concrete slab, metal siding, flat roof.		4 classrooms plus storage room.
List of Reports/ Supplementary Information <ul style="list-style-type: none"> * "Mini-plans" which are reasonably current, dated May 1999. * Facility Area Report, Rockyview School Division, July 1999. * Asbestos Report, Rockyview School Division, October 1999. * Fire Alarm Inspection Report, Colt Engineering, July 1999. 						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large site, well laid out; soils condition appears poor, moisture problems, surface water problems down hill to the east. Some concrete sidewalks heaving.	66,000
2	Building Exterior	Concrete block sound, stucco on lightweight concrete walls poor; metal walls and fascia acceptable. Doors and hardware require upgrading.	84,500
3	Building Interior	Some masonry damage to repair, carpet to replace, walls are acceptable; some millwork poor. Wood floor and divider wall in music room to be replaced.	87,200
4	Mechanical Systems	Building mechanical generally has reached its life cycle and would require replacement in a modernization.	653,000
5	Electrical Systems	The main electrical service has one space left in CDP. Most of the school has no visual fire alarms. Emergency lighting requires additional heads. Exit lights require emergency power and should be changed to LED's., old fluorescent light fixtures need to be replaced with new energy efficient T8s.	466,000
6	Portable Buildings	Frame construction acceptable, exterior metal walls require some repair; ventilation problem under 1991 Portables. Some floor upgrading required. Services are marginal.	33,400
7	Space Adequacy:		
	7.1 Classrooms	22 Classrooms have a surplus of 113.8 square metres of space.	
	7.2 Science Rooms/Labs	1 Science Lab is deficient by 201.0 square metres of space.	
	7.3 Ancillary Areas	3 Ancillary spaces are deficient by 175.8 square metres of space.	
	7.4 Gymnasium	The Gymnasium is deficient by 237.7 square metres.	
	7.5 Library/Resource Areas	The Library is deficient by 132.8 square metres.	
	7.6 Administration/Staff Areas	The total of all Administration areas is deficient by 241.4 square metres.	
	7.7 CTS Areas	There are no CTS spaces in this school.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	The total of all Non-instructional areas is deficient by 219.0 square metres.	
	Overall School Conditions & Estim. Costs	The overall school is deficient by 1,093.9 square metres of space.	1,390,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is large and well laid out.	
1.1.2	Outdoor athletic areas.	4	Large playing fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Good playgrounds, two separate locations, both with new equipment.	
1.1.4	Site landscaping.	4	Grass and minimal planting.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Chain link fencing fair to marginal, guard rails and bike stands acceptable.	3,600
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Sub-soil problems around north and west of site. Surface drainage problems at bottom of hill to the east.	38,000
1.1.7	Evidence of sub-soil problems.	4	None noted.	
1.1.8	Safety and security concerns due to site conditions.	4	Dark corner on east side has been closed with a chain link fence.	
Other				

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	Main roadway is along south side of school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel, in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site; up hill beside middle school, in designated bus parking lot.	
1.2.4	Fire vehicle access.	2	Numerous vehicles park beside the sidewalk in the posted fire lane. Requires more signage (and administrative enforcement).	2,200
1.2.5	Signage.	4	Acceptable.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Main parking lot for 80 cars, seems inadequate although this is a teacher / parent interview day.	
1.3.2	Layout and safety of parking lots.	4	Acceptable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel parking lot appears sound and drainage acceptable.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks acceptable.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Some sidewalk slab heaving. Main sidewalk / stairway from bus parking fills with snow; is a maintenance problem.	4,200 18,000
1.3.6	Curb cuts and ramps for barrier free access.	4	Acceptable.	
Other				
	Overall Site Conditions & Estimated Costs			66,000

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).	3		Step cracking of concrete block indicates some floor / foundation settlement. See "other" below.	6,200
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3		Concrete block shows step cracking in numerous locations around exterior, painting required.	8,700
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Wood frame (glue-lams) and steel deck appear adequate.	
Other		2	1971	Crawl space under north section of original building has a shallow crawl space; very damp, no ventilation, original moisture barrier (polyethylene) has disintegrated. Crawl space is not used as a return air plenum.	24,000

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).	2	1971	Building was substantially re-roofed in 1997. Roofing report states balance of roofing is acceptable. Flat roof deck, sloped to drains, rigid insulation, built-up membrane, gravel topping.	
				Original roof scupper holes must be filled in, where they were replaced with downspouts.	3,700
			1971	During re-roofing, screws penetrated the metal deck and are visible on the interior; these should be cut off.	2,500
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Appear adequate.	
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Were rebuild and raised in 1997 re-roofing project, no leakage noted.	
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).	3	1971 1991 & 1994	Concrete block and brick masonry walls sound. Metal wall panels damaged in places. Stucco on lightweight concrete walls is damaged.	5,600 12,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		New metal fascia was added in approximately 1994.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3		Major leakage and infiltration through original tilt-up lightweight concrete walls; repairs undertake in 1996.	Ref: 2.3.1
2.3.4	Interface of roof drainage and ground drainage systems.	3		Scuppers have been replaced with roof drains; many splash pads slope the wrong way.	2,900
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3		Some step cracking noted; masonry should be pointed.	6,800
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).			Wood doors in metal frames and metal doors in metal frames are acceptable; although refinishing and repainting is required.	2,600
		2	1971	Main entry doors should be glazed.	1,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Exterior door hardware is marginal especially closers. Weatherstripping must be replaced. Doors are being upgraded to continuous hinges.	5,300
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Panic bars are acceptable.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Double glazed aluminium sliders appear sound.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Some sliding window catches are not secure; some screens missing.	3,200
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		None visible.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				84,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3		Step cracking in concrete block walls should be repaired and pointed. Demountable partitions have been installed to close off original "open plan" school.	3,300
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1991	Floor movement, with resulting damage, in corridor 1057.	6,500
Other		4		Large glue-lam wood beams appear sound.	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Carpet has been replaced on an on-going basis; approximately 250 square metres left. Vinyl composition tile good condition.	10,700
3.2.2	Wall materials and finishes.	4		Concrete block, paint finish acceptable. Demountable gypsum board partitions.	
3.2.3	Ceiling materials and finishes.	3		Gypsum board ceilings acceptable. Less than 1% damage to suspended ceiling tiles, to be replaced. Exposed steel deck repainted.	6,600

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 and metal doors sound; most in metal frames.	
3.2.5	Millwork	3	1971	Original millwork sound and well maintained. Pieces of moveable cupboards, of various ages, have been used to create walls in the open plan area.	20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tack boards, display boards, signs).	4		White boards and tack boards good; display cases good.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gymnasium equipment acceptable.	
3.2.8	Washroom materials and finishes.	4	1971	Main washrooms renovated in 1996 - are in good condition. Ceramic tile walls and floors sound.	
Other		2	1971	Wood floor in Music Room 1032 poor.	4,400
			1971	Wood gymnasium floor acceptable.	
			1971	Divider wall between Music and Gymnasium due for replacement.	16,000

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</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Original school non-combustible, additions combustible; not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2		Fire separations between original core and classrooms acceptable. Separations around Mechanical rooms and storage rooms have been penetrated.	8,500
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2		Most mechanical room and storage room doors are not rated; some have fire rated frames.	11,200
3.3.4	Exiting distances and access to exits.	4		Access to exit appears acceptable.	
3.3.5	Barrier-free access.	4		Good; door openers and barrier free washrooms.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		Asbestos in mechanical piping has been identified but not removed.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None noted.	
Other		N/A		Most mechanical room and storage room doors are propped open. This is a management problem.	
	Overall Bldg Interior Condition & Estim Costs				87,200

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services		<u>Section</u>	<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	3		Surface run-off and drywell storm collection. Site drainage runs into crawl space.	10,000
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A			
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4		Municipal hydrant coverage on site.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

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	1971	Municipal 1 1/2" copper domestic water service appears to be adequate. It replaced the well and pressure system in 1981.	
4.3.2	Water treatment system(s).	4	1971	Water treatment and service from Calaway Park.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1971	Domestic water recirculation pump replaced 1990.	
4.3.4	Piping and fittings.	3	1971	Original copper distribution system. Domestic hot water recirculation piping to be replaced.	10,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1971	Plumbing fixtures replaced in 1991. Flush tank water closets. Flush valve urinals and vanity lavatories. Barrier free fixtures installed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1971	Original domestic hot water heaters in 1991 with a single gas fired heater.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1971	Sanitary sewage lagoon #1 and #2 constructed as part of the original school development with modification to system in 1981. System appears to have reached capacity.	75,000
Other		2	1971	The crawl space area has no drains and because of ground water and run-off, it collects water.	10,000

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 heating boilers appear to satisfy the base building heating requirements with a primary and stand by heating pump. This system has reached its life cycle and should be replaced in any upgrade.	83,000
4.4.2	Heating controls (including use of current energy management technology).	3	1971	Single controls air compressor with copper piping and pneumatic thermostats. No building management system in place. System runs continuous.	20,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1971	Combustion air duct appears adequate but should have a relief air system.	
4.4.4	Treatment of water used in heating systems.	3	1971	Chemical pot feeder provides the heating treatment.	Ref: 4.4.1
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1971	Regular yearly maintenance program in place.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1971	Reheat coils in the zone distribution ductwork provide the classroom / instruction areas with heating and perimeter radiation. Handles the heating within the Administration and Common areas.	125,000
4.4.9	Heating piping, valve and/or duct insulation.		1971	Hot water preheat coils within the air handling units (Classroom and Gymnasium). Provides the primary heating for classroom areas.	Ref: 4.4.8
		2	1971	Asbestos insulation on piping systems.	15,000
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3	1971	Classroom air handling unit c/w the reheat coils in the distribution system provides the classroom	Ref: 4.4.8
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1971	Library, Classroom areas heating appears deficient. Electrical baseboard has been added by staff.	Ref: 4.4.8
4.4.13	Zone/unit heaters and controls.	4	1971	Unit heaters and cabinet heaters satisfy the vestibule and mechanical areas of the building.	
Other		2	1971	The hot water preheat coils in the air handling units have frozen up and have been repaired during extreme cold conditions.	15,000
			1971	Crawl space heating piping has no insulation.	25,000

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	1971	The Classroom / Administration air handling unit satisfies the building heating requirements, providing minimal ventilation. The gymnasium unit satisfies the heating requirements providing minimal ventilation. Units require replacement.	85,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1971	The outside air is marginal in the heating season because of the hot water heating coils located within the air handling units. A glycol heating system should be installed.	20,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1971	Distribution system is inadequate with the under floor / crawl space ducting layout. Floor outlets are typically covered over with furniture.	125,000
4.5.4	Exhaust systems capacity and condition.	3	1971	Exhaust air change is marginal.	Ref: 4.5.3
4.5.5	Separation of out flow from air intakes.	3	1971	Ceiling return with floor distribution.	Ref: 4.5.3
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1971	Controls air compressor and pneumatic thermostats. System runs continuous.	Ref: 4.4.2
4.5.8	Air filtration systems and filters.	4	1971	Filters within the 2 air handling units are replaced on a scheduled basis.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	1971	The air handling unit mixing sections requires calibration with poor mixing and frosting of units. No fire dampers separating rooms.	Ref 4.5.1
Other		2	1971	Duct insulation on the distribution system in non-existent.	20,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1971	Computer lab rooftop HVAC unit has ceiling distribution supply and return.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1971	Computer lab has a rooftop HVAC unit to supplement the cooling requirements of the room. Installed in 1996.	
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	1971	Pneumatic controls and air compressor. No building management system in place.	15,000
Overall Mech Systems Condition & Estim. Costs					653,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cos
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	All	Primary service is 600A 120/208V 3 phase underground service. Power is adequate for size of school but there is only one space left in the CDP. Addition to school will most likely require upgrading in the service.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Outside lighting is generally good. Some light fixtures do not work. Exterior lighting is controlled by timer and photocell - photo cell may not work.	1,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	14 posts with 4 outlets on each. Number is sufficient for needs of school	
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).	4		Edwards 2000 fire alarm panel with spare capacity tested annually.	
			1971to 1992	No visual alarms. Audible alarms are satisfactory.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	1971 1991to 1992 1994	Emerg.. lighting required in Mech rm 1034, additional heads required throughout. Emergency lighting heads required in corridors. Emergency lighting is good.	2,000 2,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1971 1991to 1992 1994	Exit lights are older type not connected to emergency power additional signs required in closed off open area. Some exit lights connected to emergency power - others are not. Emergency lighting is connected to emergency power.	4,000 2,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A			
5.3.2	Panels and wireways capacity and condition.	2	1971 1991to 1994	Most of the power panels have no spare capacity. Panels are in good condition and have spare capacity.	1,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None.	
5.3.4	General wiring devices and methods.	3	All	Wiring devices are in fair condition. All classrooms need additional outlets.	4,000
5.3.5	Motor controls.	4	All	Motor controls are in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).		1971	With the exception of 4 classrooms, the classrooms have older type T12 light fixtures with wrap around lenses in poor condition. Most have 50% of lamps turned off. The 4 classrooms meet IES lighting level recommendations, the others including the Gym do not.	120,000
		2	1971	Light controls for closed-in open area are unsatisfactory.	5,000
			1991 to 1994	Light levels meet IES recommendations and fixtures are in good condition.	
			1994	Centre lamps in light fixtures do not work thus reducing light levels by 30%.	10,000
			All	Crawl space needs adequate lighting.	5,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	1971	With the exception of 4 classrooms which have been refitted with T8 lamps c/w electronic ballasts the older type T12 light fixtures most likely contain ballasts with PCB's.	140,000
			1991 to 1995	Ballasts probably do not contain PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	All rooms could have occupancy sensors installed.	10,000
			All	Change older technology T12 lamps to T8 lamps with electronic ballasts.	140,000
			All	Change exit lights to high visibility LED's.	20,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Telephone system is in good condition. Has adequate lines and has room for expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA system is Peavey P25 140 in good condition with room for expansion.	
			All	No CCTV, Satellite or cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Network cabling is category 5 cables.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Network cables are run neatly free-air and are properly supported.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Tel / data backboards are in secure areas and have room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Computers and network equipment have dedicated circuits.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A	All	None.	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarms are situated throughout the facility.	
5.6.3	Master clock system (if applicable).	N/A	All	None.	
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).	4	1971	Handicapped lift in good condition: "Whirlteg" lift, 750 pound capacity, 2 persons.	
5.7.2	Condition of elevators/lifts.	4		Good condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Has emergency lighting. Returns to lower floor with loss of power.	
Other					
Overall Elect. Systems Condition & Estim Costs					466,000

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Poor wood foundations, ventilation and moisture problems in 1991 portables. Slab on grade is good in 1994 portables.	6,700
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Acceptable.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding acceptable; some minor damage requires maintenance.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors in metal frames fair; hardware marginal, weatherstripping to be replaced.	3,300
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Carpet has been upgraded and vinyl tile good. Vinyl tile in 1991 to be replaced.	7,400
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Millwork cabinets and coat racks good.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tack boards, display boards, signs)	4	White boards and tack boards good.	
6.1.8	Heating system.	4	Rooftop units appear to provide adequate heating.	
6.1.9	Ventilation system.	4	Rooftop HVAC units satisfies the ventilation requirements.	
6.1.10	Electrical, communication and data network systems.	3	Generally the electrical, communication and data systems are in good condition. Additional emergency lighting is required for the 1991 portables. Additional power is required in all classrooms.	16,000
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Exiting acceptable.	
6.1.12	Barrier-free access.	4	Good. One door operator from 1994 out to playground.	
	Overall Portable Bldgs Condition & Estim Costs			33,400

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	5 9 8	74.6 77.6 70.3	1,633.8	19	80.0	1,520.0	113.8	Average size of 8 portable classrooms.
7.2	Science Rooms/Labs	1	84.0	84.0	3	95.0	285.0	-201.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	82.7 84.0 187.5	354.2	2 3	130.0 90.0	530.0	-175.8	
7.4	Gymnasium (incl. gym storage)	1 1	357.7 31.6	389.3	1 1	570.0 57.0	627.0	-237.7	
7.5	Library/Resource Areas	1	167.2	167.2	1	300.0	300.0	-132.8	
7.6	Administration/Staff, Physical Education, Storage Areas	--	--	437.6	1 1 1	467.0 95.0 117.0	679.0	-241.4	
7.7	CTS Areas								
	7.7.1 Business Education	0	0.0	0.0	0	0.0	0.0	0.0	
	7.7.2 Home Economics	0	0.0	0.0	0	0.0	0.0	0.0	
	7.7.3 Industrial Arts	0	0.0	0.0	0	0.0	0.0	0.0	
	7.7.4 Other CTS Programs	0	0.0	0.0	0	0.0	0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	--	--	1,270.0	--	--	1,489.0	-219.0	
	Overall Space Adequacy Assessment	--	--	4,336.1	--	--	5,430.0	-1,093.9	

Evaluation Component/ Sub-Component	Additional Notes and Comments