

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Queens Park Elementary	School Code:	9228
Location:	2512 4 Street N.W.	Facility Code:	1489
Region:	South	Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary Board of Education #19	Contact Person:	Leanne Soligo
		Telephone:	1-403-214-1123
Grades:	K-6	School Capacity:	325
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)
Original Building	1949	1	1503.90
			Wood Frame, Flat Roof, Stucco Cladding (Brick at Entrance)
			Steam heating with wall ventilators.
Additions/ Expansions	1949	1	1001.00
			Wood Frame, Flat Roof, Stucco Cladding
			Steam heating with wall ventilators.
Total Area			2504.90
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Queens Park Elem\Queens Park.xls	profile	Evaluator's Name:	Kathy Roy
		& Company:	The Cohos Evamy Partners

Upgrading/ Modernization (identify whether minor or major)	Date not available			Administration Area repartitioned with new finishes, doors, casework.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No Portables.		
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

School Facility Evaluation Project
Part I - Facility Profile and Summary

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Patch cracks in asphalt pathway and schoolyard. Remove existing metal fencing. Add railing to exit stairs. Provide barrier-free parking and ramp at entrance.		\$10,250.00
2	Building Exterior	Replace exterior wood doors and frames. Replace wood windows. Provide barrier-free ramp at entrance. Demolition and rebuilding required for boiler replacement.		\$320,000.00
3	Building Interior	Replace sheet flooring and carpeting. Replace kitchen cabinets. Replace chalkboards with tackboards. Replace wall and floor tile in washrooms. Provide barrier-free washroom facilities. Replace original wood cabinets in classrooms with new.		\$143,500.00
4	Mechanical Systems	Mechanical systems are 60 years old and require total replacement.		\$890,000.00
5	Electrical Systems	Many systems are obsolete and require replacement.		\$169,500.00
6	Portable Buildings	N/A		\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Excess Classroom space.	98.00	
	7.2 Science Rooms/Labs	Deficient.	-16.00	
	7.3 Ancillary Areas	Deficient. Stage is small and being used for storage.	-169.70	
	7.4 Gymnasium	Deficient.	-130.20	
	7.5 Library/Resource Areas	Adequate.	25.00	
	7.6 Administration/Staff Areas	Adequate.	30.30	
	7.7 CTS Areas	N/A		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	169.60	
	Overall School Conditions & Estim. Costs	Areas on plans do not match total areas provided by Alberta Infrastructure. Survey required.		\$1,533,250.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	2.096 ha (5.18 acres)	
1.1.2	Outdoor athletic areas.			
		4	Two baseball diamonds, soccer field, playground.	
		3	Paved schoolyard between building wings. Cracks require patching.	\$2,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Wood and metal playground equipment in pea gravel, 2 basketball hoops and backboards.	
1.1.4	Site landscaping.			
		4	Grassed fields, schoolyard and front yard. Trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Chainlink fencing around schoolyard, bike stands.	
		3	Metal fence around front yard is rusted, damaged and has sharp pickets. Suggest removal.	\$2,000.00
		3	Some exterior stairs at exits are without railings or guardrails. Provide rails.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Grades slope away from building, no water problems reported at foundations	
1.1.7	Evidence of sub-soil problems.			
		4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No concerns.	
Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

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	Access from sidewalk/street at main entrance.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	On city streets.	
1.2.4	Fire vehicle access.	4	Access from city streets and playground.	
1.2.5	Signage.	4	Signage above main entrance. Adequate.	
Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	36 stalls. No dedicated h/c stalls. Provide barrier-free stall with signage.	\$750.00
1.3.2	Layout and safety of parking lots.	4	Separated from play area by fencing.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel.	
1.3.4	Layout and safety of sidewalks.	4	10'-0" wide pathway around back of school.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Asphalt pathway. Cracks require patching.	\$1,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Provide barrier-free ramp at entrance stairs.	\$3,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$10,250.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		Wood structure. No problems apparent.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Wood structure. No problems apparent.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Wood structure. No problems apparent.	
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.		<p>Addition portion of building reroofed recently.</p> <p>No signs of recent roof leaks.</p> <p>No roofing report available.</p> <p>A Roof Inspection is recommended.</p>	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		<p>Flag pole on roof at main entrance.</p> <p>Roof hatch and ladder in Janitor Room 1001.</p>	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof. No problems reported.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Skylights in corridors. Multipane wood units at ceiling level with sloped aluminum and glass structure on roof. Apparently original to building. Recently painted interior. No reports of leaks.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		Stucco finish on majority of building - appears to have been refurbished recently and is in excellent condition. Brick at entrance.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal flashing 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		No damage evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to storm water system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		In good condition.	
Other		2		Demolition and rebuilding required for boiler replacement.	\$100,000.00
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Interior surface of doors have been recently painted, however doors are original and very deteriorated on the outside. Recommend replacement.	\$20,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Refer to 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Refer to 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Wood window sills rotted out, pieces missing. Replace windows. Paint finish on inside face of windows in good condition.	\$200,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	In working order, however refer to 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of condensation, icing or dusting.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$320,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Plaster and stippling on wood frame partitions. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.		Wood frame. Subfloor below sheet flooring appears to be uneven or sagging in corridors and classrooms.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4		Carpet in Administration Area, Preschool Room 1010 and Main Library is in good condition. Vinyl Composite Tile in Classrooms and Lunchroom/Shelters in good condition. Sheet flooring in Library Room 1011 in good condition. Wood floor in Gymnasium and Stage in good condition.	
		1		Sheet flooring in Corridors, Science Room 1014 and Classroom 1024 is lifting, split and seams are secured with nails in some locations. Replace flooring.	\$27,000.00
		1		Carpets in Art/Lunch Room 1007 and Staff Rooms 1006A,B & C, are stained, torn and patched. Replace.	\$10,000.00
3.2.2	Wall materials and finishes.	4		Painted plaster and stippled walls in good condition. Pine beadboard dado in gym in good condition. Demountable partitions in Staff Room 1006A, B & C are in good condition.	
3.2.3	Ceiling materials and finishes.	4		In Corridors and Lunchroom/Girls Shelter 1012 - 12" acoustic ceiling tile and perimeter drywall ceiling have been recently painted and are in good condition. Sloped acoustic tile ceilings and drywall bulkheads in classrooms are in good condition. Some minor cracks in drywall bulkheads in Staff Rooms 1006A,B & C. Some acoustic ceiling tiles in Library Room 1011 and Boys Shelter 1041 are loose but require only regular maintenance.	
		F.I.		2' x 4' t-bar ceiling in Administration Area is sagging.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4		Original interior wood doors and frames have been repainted and are in good condition. Clear stain wood doors and painted wood frames in Administration Area are relatively new and in good condition.	
3.2.5	Millwork	3		Cabinets in classrooms are original, worn and deteriorated. Replace units.	\$45,000.00
		3		Countertop and backsplash have been replaced in Kitchen 1034, however base cabinets are deteriorated and require replacement.	\$3,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Replace existing blackboards and tackboards with whiteboards.	\$18,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Coat hooks on painted wood rails in corridors. Wallclimber and 2 basketball hoops functional.	
3.2.8	Washroom materials and finishes.	2		Original mosaic floor tile worn, cracked. Replace with new ceramic tile.	\$5,000.00
		3		Painted brick and stippled walls. Refinish with ceramic wall tile.	\$15,000.00
		4		Metal toilet partitions and stippled ceiling in good condition.	
Other					
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	
		F.I.		A Building Code Review is recommended.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible, non-sprinklered.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	Refer to 3.3.3.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	Openings to crawlspaces in basement are not protected by a fire-rated access panels. Exit corridor across from library has been converted to a storage room with a partial height wall and open mesh above.	
3.3.4	Exiting distances and access to exits.	4	Appear to be compliant. However, a Code review is required.	
3.3.5	Barrier-free access.	4	Ramp at internal stairs.	
		2	No barrier-free washroom. Add two (2) barrier-free washroom facilities.	\$20,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	Asbestos Materials Survey (Environmental Health Professionals Ltd.) indicated that asbestos may be present in piping insulation, pipe mudding, boiler parging and transite board on univent heaters.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	Large opening between classroom 1023 and 1022 partially filled with bookcase. May be an acoustic issue.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$143,500.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		Working well, no visible ponding.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibb on outside wall.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant on street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Conformed to building code at time of construction.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Installed as required.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
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).	2		Service is 60 years old and has probably reached its life term.	\$20,000.00
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	2		Upgrade is required to include backflow preventers.	\$5,000.00
4.3.4	Piping and fittings.	F.I.		Due to age of system (60 years) samples should be taken and life determined. Galvanized piping on domestic water should be removed.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2		Fixtures are 60 years old and worn. Entire plumbing system should be replaced and redundant fixtures removed. Handicapped fixture should be added.	\$100,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		New water heater has been installed, John Wood 403, and is adequate.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	F.I.		Pipe is 60 years old and likely will need replacement. Piping samples should be tested for thickness.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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).	2		Steam Boiler and associated piping is 60 years old, inefficient and at the end of its life. Total replacement of system to be considered.	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	2		Manual control exists, should be upgraded as part of 4.4.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2		Does not meet code and should be upgraded.	\$15,000.00
4.4.4	Treatment of water used in heating systems.	4		Steam system is being treated.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Working well.	
4.4.6	Heating air filtration systems and filters.	2		Should be incorporated in new layouts. Refer to 4.5.1.	
4.4.7	Heating humidification systems and components.	2		Should be incorporated in new layouts. Refer to 4.5.1.	

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2		Wall ventilators provide heating, units should be replaced. Refer to 4.4.1.	
4.4.9	Heating piping, valve and/or duct insulation.	2		Needs repair but should be replaced as part of new system. Refer to 4.4.1.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	2		Are manual and should be upgraded as part of new systems. Refer to 4.4.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Distribution is poor, school overheats mainly due to poor systems. Refer to 4.4.1.	
4.4.13	Zone/unit heaters and controls.	2		Are old and breaking down. Should be replaced. Refer to 4.4.1.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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.	2		Building has no ventilation systems, air is exhausted through crawl space from each space and discharged outside. Ventilation should be added.	\$300,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Low as air is drawn in through ventilators, most outlets are plugged, units have limited capacity for outdoor air. Refer to 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		There is no distribution system, it should be incorporated as part of upgrades. Refer to 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	2		Volumes are low, odors are prevalent in building. New systems required.	\$75,000.00
4.5.5	Separation of out flow from air intakes.	4		Good	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		None	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		None	
4.5.8	Air filtration systems and filters.	N/A		None	
4.5.9	Humidification system and components.	N/A		None	
4.5.10	Heat exchangers.	N/A		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		None	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		None	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		None	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2		None exist. Should be incorporated as part of remedial action.	\$125,000.00
	Overall Mech Systems Condition & Estim. Costs				\$890,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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).	3	400A 120/208 Volt Service. 38.4 KVA Demand fed from 50KVA pole mount transformers. 200A 120/208 Volt Service fed from 45KVA pole mount transformer. Building has two services. General Electric fused pullout switches. FPE panelboards.		\$20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Minimal Exterior lighting. Incandescent Lighting at front entrance. No parking lot lighting.		\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each Parking Stall 18 Total. Receptacles in poor condition. Receptacles require weather proof cover plates		\$1,500.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2		120 Volt fire alarm system with pull stations and bells. Fire alarm bells, no strobes.	\$20,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery Pack and remote heads Adequate for building	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Adequate exit lights. Incandescent Type with no battery backup.	\$5,000.00
	Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		None on main service Computer room Lab panel has surge protector.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3		Panels are in good condition but obsolete. Square D panels. Insufficient space in Panels.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Specification Grade Receptacles. Many are worn out and should be replaced.	\$5,000.00
5.3.5	Motor controls.	4		Local manual motor starters.	
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).	3	1949	One Foot by Four Foot Suspended Crossblade Fluorescent fixtures in classrooms. 30 FC. One Foot by Four Foot Suspended Plastic wrap around Fluorescent fixtures in some classrooms. 2 lamp surface mount gym wire guard fixture in gymnasium. Fixtures obsolete and need replacement	\$100,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Refer to 5.4.1.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replacement of lamps and ballasts covered in 5.4.1.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		Meridian Norstar System installed in admin office.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan. Telephone intercom system. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling Fibre into school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling installed in walls, or installed in conduit. Four port data to each classroom	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Patch panels mounted in main corridor storage room in closet.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer equipment Local Receptacles for classroom computers.	
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		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	N/A			
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					\$169,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	No portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			\$0

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	10	81.8	818	9	80	720	98.00	
7.2	Science Rooms/Labs	1	79	79	1	95	95	-16.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	81.8 58.5	140.3	1 2	130 90	310	-169.70	Stage is small and being used for storage.
7.4	Gymnasium (incl. gym storage)	1	234.5 9.3	243.8	1	340 34	374	-130.20	
7.5	Library/Resource Areas	1	175	175	1	150	150	25.00	Computers scattered throughout Library.
7.6	Administration/Staff, Physical Education, Storage Areas			394.8		247 60 57.5	364.5	30.30	Includes basement storage.
7.7	CTS Areas								
	7.7.1 Business Education							0.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs							0.00	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			897.1		412.5 198 78 39	727.5	169.60	
	Overall Space Adequacy Assessment	15		2748	15		2741	7.00	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments