

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	R.T. Alderman Junior High School			School Code:	9653	
Location:	725 Mapleton Drive S.W.			Facility Code:	1633	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	7-9			School Capacity:	830	
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	1966	2	5124.60	Steel structure, low slope roof, mixture of brick, precast and metal cladding	Hot Water Heating System, Ventilation Units.	
Additions/ Expansions	1970	1	2130.20	Steel structure, low slope roof, mixture of brick, precast and metal cladding.	Hot Water Heating System, Ventilation Units.	
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\R. T. Alderman Jr High\ [R.T. Alderman.xls]pr				Evaluator's Name:	R.J. Dickie	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	100	Attached, wood frame, flat roof, metal cladding.	Hot water heating system, ventilation units.	
Total area			7354.8			
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

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	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Handicapped parking sign		\$750.00
2	Building Exterior	Brick work, caulking, and sealed units.		\$10,900.00
3	Building Interior	Flooring, ceilings, elevator, handicapped washrooms.		\$193,400.00
4	Mechanical Systems	Mechanical systems are at a point where major upgrades are required. There are many complaints about comfort that appear to be legitimate. School Mechanical systems are not at a standard required for this type of facility.		\$2,005,000.00
5	Electrical Systems	Many systems obsolete and require replacement.		\$272,000.00
6	Portable Buildings	Flooring		\$4,500.00
7	Space Adequacy:			
	7.1 Classrooms	Deficient	-339.8	
	7.2 Science Rooms/Labs	Excessive	96.6	
	7.3 Ancillary Areas	Adequate	8.4	
	7.4 Gymnasium	Deficient	-400.6	
	7.5 Library/Resource Areas	Deficient	-22.9	
	7.6 Administration/Staff Areas	Deficient	-465.2	
	7.7 CTS Areas		-283.3	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	825.6	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency		\$2,486,550.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	12.31 acres	
1.1.2	Outdoor athletic areas.	4	Soccer/football fields	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball	
1.1.4	Site landscaping.	4	Grass to fields/play area, large trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence to field areas, flagpole - steel painted and bike racks.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Grades slope away from the building, no evidence of water damage to the perimeter of the building.	
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				

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	Two vehicle and two pedestrian access points.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	No bus lanes, drop off on street.	
1.2.4	Fire vehicle access.	4	Fire truck access to all 4 sides of the school.	
1.2.5	Signage.	5	Signage over main entrance and on brick wall.	
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).	3	48 parking stalls in parking lot, room for 10 in the centre of lot and 20 at the back of the school - total 78. No designated handicapped parking stall. Add handicapped parking sign.	\$750.00
1.3.2	Layout and safety of parking lots.	4	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving has good drainage, and is in good condition.	
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete. No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	4	There are no curb cuts at the street, but access to the school is at a level grade.	
Other				
	Overall Site Conditions & Estimated Costs			\$750.00

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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).	FI	1966/ 1970	Slab on grade. OWSJ, metal decking and concrete topping second floor structure. Steel beams, wood joist and plywood to gymnasium. Floor began cracking in 1970 addition at corridor outside of infirmary where sewer line was dug up and replaced. Floor also cracking in original building, in corridor to Music Room. Monitoring of cracks to see if further movement will occur.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1966/ 1970	No evidence of differential movement in the 1970 wing. In the 1966 wing minor concrete block cracking to corridor wall at vestibule. Repoint mortar joints and repaint.	\$1,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1966/ 1970	OWSJ and metal decking. No evidence of movement. T & G cedar decking to Industrial Arts wing - 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	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).	FI	1966/ 1970	There is extensive evidence of roof leaks through out the school, apparently portions of the school have been recently reroofed. A roof inspection should be completed to ascertain the extent of leaks. At the corridor/vestibule between the new and old buildings condensation forms on a steel roof beam and subsequently damages the ceiling tiles below. Further investigation is required to locate the problem.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1966/ 1970	Ladder from fan room.	
2.2.3	Control of ice and snow falling from roof.	4	1966/ 1970	No concerns - flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1970	Skylights over enclosed courtyard - good condition.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1966/ 1970	Brick, metal siding and precast concrete. Sloping brick wing wall/metal siding at gym requires the brick to be repointed and additional flashing to prevent rain water from washing out mortar again - \$1,200.00 . Repair damaged brick at back - \$800.00 . Caulking of precast at joints and windows to be redone - \$4,000.00	\$6,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	FI	1966/ 1970	Soffits are stucco in good condition. Some of the flashing installed during recent reroofing, is coming off. The detail used has no mechanical fastening at the out side edge, this is going to give continual problems. It should still be under warranty- get the contractor to refix.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	1966/ 1970	See 2.2.1.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1966/ 1970	Internal roof drainage to City storm water system. No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1966/ 1970	No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1966/1970	Solid core wood doors in metal frames, with fir plywood surface mounted on exterior face of doors - all in good condition. Replace plywood panels at exit doors.	\$3,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1966/1970	Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1966/1970	Good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1966/1970	Sealed unit in the science room needs to be replaced.	\$900.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1966/1970	Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1966/1970	See 2.2.1.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$10,900.00

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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	1966 1970	Concrete block partitions, painted. All in good condition in the 1970 wing, minor cracking in the 1966 wing. See 2.1.2.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	FI	1966 1970	One floor crack in each of the two buildings. Further investigation required to ascertain the cause of and any movement of the cracks.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1966 1970	9x9 Vinyl or rubber tile to corridor - very good condition, rubber treads to stairs - very good condition, rubber tile to stair landings - poor condition \$3,000.00 , particle board parquet to industrial arts - good condition, Sheet vinyl to home economics - poor \$28,400.00 , plywood to drama - good condition, seamless flooring to 1966 corridors - good condition. Gymnasium floor requires extensive patching and refinishing - \$24,000.00	\$55,400.00
3.2.2	Wall materials and finishes.	4	1966 1970	Painted concrete block and drywall - in good condition.	
3.2.3	Ceiling materials and finishes.	3	1966 1970	The school has a mix of drywall painted, 12x12 T&G acoustic tile glued to gypsum sheathing, 2x4 suspended acoustic tile and cedar decking to the shop area. The 12x12 is generally in poor condition where access had to be gained for mechanical repairs, - replace in high access areas and where damaged by roof leaks.	\$24,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	1966 1970	Solid core painted wood doors in hollow metal frames. All in good condition.	
3.2.5	Millwork	4	1966 1970	Painted fir plywood in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4 3	1966 1970	Lockers in good condition. Replace existing chalk/tackboards with white/tackboards.	\$19,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1966 1970	Climbing wall, projection screen, and basketball equipment in good condition.	
3.2.8	Washroom materials and finishes.	4	1966 1970	Seamless flooring, painted concrete block walls, 12x12 acoustic tile ceiling and painted floor mounted toilet partitions all in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1966 1970	Combustible and non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1966 1970	One hour walls and 45 min. doors	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1966 1970	45 min. to walls and 20 min. to doors.	
3.3.4	Exiting distances and access to exits.	4	1966 1970	Meets ABC 1997.	
3.3.5	Barrier-free access.	2	1966 1970	The building is barrier free access to the ground floor only. Add elevator. No barrier-free washroom, add facilities.	\$95,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1966 1970	Asbestos is being removed from the school now and should be completed by June 15, 2000.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		No other concerns.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$193,400.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drains well with no apparent ponding issues.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs around perimeter.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		On street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	F.I.		Fire hose cabinets and reels are installed throughout, system should be upgraded to fully sprinklered building requirements.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Are installed as required and adequate.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Blankets are installed in all labs.	
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		Adequate for present use.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		In good condition and working well.	
4.3.4	Piping and fittings.	4		In good condition and working well.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Fixtures are worn and being replaced, this will continue, redundant fixtures should be removed, handicapped fixtures should be added.	\$100,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Tank is original in building and will need replacement soon as it has reached its life term.	\$5,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	FI		There have been a lot of problems with plugged sewers. Would suggest sending a camera down the sewers to determine their condition.	
Other					

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		Boilers are original to building. There have been problems with one unit that have been rectified but could have an effect on future life. Boilers should be replaced.	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are marginal, could be upgraded to include a BMS system and incorporate energy management and additional operating features, see 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Requires code upgrades.	\$25,000.00
4.4.4	Treatment of water used in heating systems.	4		Building is on treatment program and working well.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Working as required.	
4.4.6	Heating air filtration systems and filters.	N/A		Air systems are for ventilation only.	
4.4.7	Heating humidification systems and components.	N/A		Air systems are for ventilation only.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)			
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	Distribution systems are in good shape and working well.	
4.4.9	Heating piping, valve and/or duct insulation.	4	In good shape.	
4.4.10	Heat exchangers.	4	Shell and tube on heating system is working well and in good shape.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	In good shape.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	Many areas are overheating due to poor layouts and lack of control.	\$200,000.00
4.4.13	Zone/unit heaters and controls.	4	Working well.	
Other				

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		Complete ventilation upgrade is required, units require modification to evaporative cooling to comply to ASHRAE IAQ standards. Capacity needs to be increased throughout the school as ventilation is not sufficient.	\$700,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Systems have capability for large amounts of outdoor air however controls do not seem to allow for maximum O/A, see 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		Air distribution is poor, grilles are located so as to have poor circulation, see 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	2		Should be upgraded as many areas have odors. Shower areas are extremely bad.	\$200,000.00
4.5.5	Separation of out flow from air intakes.	4		Good, no apparent problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		System upgrades required for woodworking, painting, photography, welding ,home economics, kiln, etc.	\$250,000.00
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).	2		Limited pneumatic control, should be upgraded with any remedial action, see 4.7.1.	
	4.5.8 Air filtration systems and filters.	4		2 inch media filters work well and are adequate for present use.	
	4.5.9 Humidification system and components.	2		Evaporative humidifiers do not meet IAQ standards in that drain pans hold water that is a bed for bacteria growth.	\$50,000.00
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2		Ductwork system is dirty and from observation there is considerable build up of dust and pollen in ductwork.	\$25,000.00
	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).	2		Evaporative humidifiers do not meet IAQ standards in that drain pans hold water that is a bed for bacteria growth, see 4.5.9	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Are part of ventilation system.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Turned on as required by pneumatic and manual methods.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		BMS should be incorporated as part of any upgrades, systems as they exist are not worth upgrading without remedial action.	\$200,000.00
	Overall Mech Systems Condition & Estim. Costs				\$2,005,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		800A 120/208 Volt Service. 185.6 KVA Demand Westing house switchboard, Square D Panels/CDP Underground Service from padmount Transformer	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall packs.	\$1,500.00
		3		Incandescent fixtures in soffit at front entrance.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		One for each Parking Stall. 42 Total. Require new coverplates.	\$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).	3		Simplex 4002 Maim fire alarm panel Bells /No strobes Smoke detectors for mag holders on doors.	\$5,000.00
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. Some do not have battery backup.	\$10,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3		None on main service	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are in good condition, Adequate Space.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4		Specification Grade Receptacles. Condition Good	
5.3.5	Motor controls.	4		Local Allen Bradley motor starters in good condition.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1966	Hallways - 1 by 4 2 lamp surface mounted fluorescents 20FC. Obsolete Band Room - 1 by 4 2 lamp recessed mounted fluorescents. Drama room - 1 by 4 2 lamp recessed mounted fluorescents. - Ceiling mounted track system for stage lighting Classrooms - North Side - 2 lamp 1 by 4 surface mounted wraparound fluorescent. 70 FC. Obsolete - South Side - 2 lamp 1 by 4 recessed mounted fluorescent. 70 FC. Obsolete Art room - 2 lamp 1 by 4 recessed mounted fluorescent. 65 FC. Obsolete Shop Area - 2 lamp industrial fixtures / Some with wire gaurds. 50 FC. Obsolete. - Recessed incandescent fixtures in hallway to shop. Obsolete. Upper Floor Science Labs - 2 by 4 3 lamp TBAR fluorescents. New. 80 FC. Upper Floor - 1 by 4 2 lamp recessed mounted fluorescents. 100 FC (skylights) Gymnasium - 2 by 4 4 lamp recessed fluorescents in bulkhead, 1 by 4 2 lamp fluorescents in high ceiling. 25 FC. Locker Rooms - Incandescent pot lights. Obsolete. Classrooms - 1 by 4 2 lamp surface mounted bladed fluorescents. 45 FC. Obsolete. Library - 1 by 4 2 lamp surface mounted bladed fluorescents. 40 to 45 FC. Obsolete.	\$250,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB Ballasts and therefore require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replacement of lamps and ballasts covered in 5.4.1.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Meridian Norstar	
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		Installed in conduit. Data installed in some classrooms. Data currently being installed in all classrooms.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Data equipment installed in main office storage room. Computer Lab. Equipment installed in cabinet.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer Lab 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).	4		Lathem master time/program system.	
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			Many systems obsolete	\$272,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Good condition.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roof leaks reported at the corridor between school and portables.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No concerns.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet is in poor condition - replace.	\$4,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No concerns.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No concerns.	
6.1.8	Heating system.	4	Heating system has been recently repaired and works well.	
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	100 amp Panel, 1 by 4 2 lamp fluorescent Fixtures, fire alarm, emergency lighting.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns.	
6.1.12	Barrier-free access.	4	Access from school side only, stairs at exit,	
	Overall Portable Bldgs Condition & Estim Costs			\$4,500.00

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	16	varies	1260.2	20	80	1600	-339.8	Two classrooms have been converted to a lunchroom and kitchen.
7.2	Science Rooms/Labs	5	81 136.7 97.5 132.5 128.9	576.6	4	120	480	96.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	91.4 79.0 158 107 55.3 137.7	628.4	2 4	130 90	620	8.4	
7.4	Gymnasium (incl. gym storage)	1	445.9 50.5	496.4	1	815 82	897	-400.6	
7.5	Library/Resource Areas	1	309.8 29.3	339.1	1	362	362	-22.9	
7.6	Administration/Staff, Physical Education, Storage Areas			368.8		524 160 150	834	-465.2	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345	-345	
	7.7.2 Home Economics	2	130.1 92.9	223	2	160 100	260	-37	
	7.7.3 Industrial Arts	2		518.2	2	280 375	655	-136.8	
	7.7.4 Other CTS Programs			235.5				235.5	Lunch room and Kitchen
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2708.6		1070 514 199 100	1883	825.6	7 flights of stairs, Industrial Arts and Music on separate extended corridors.
	Overall Space Adequacy Assessment	33		7354.8	39		7936	-581.2	