

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Rideau Park School			School Code:	9610	
Location:	829 Rideau Road S.W., Calgary			Facility Code:	1597	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	490	
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	1930	2	3360.7	Cast in place concrete columns and beams, and wood floor joists, load bearing masonry walls at gym supporting glu lam beams, flat roof, clay brick masonry exterior cladding.	Steam heating system provides heat for perimeter radiation, classrooms unit vents in basement and to coils. Central air handler circulates filtered, humidified and tempered air to classrooms.	
Additions/ Expansions	1962	1	650.9	Cast in place concrete columns and beams, and wood floor joists, load bearing masonry walls at gym supporting glu lam beams, flat roof, clay brick masonry exterior cladding.	Steam heating system provides heat for perimeter radiation, classrooms unit vents in basement and to coils. Central air handler circulates filtered, humidified and tempered air to classrooms.	
Sub Total			4011.6			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			4011.6			
List of Reports/ Supplementary Information	CBE Asbestos Data Survey Report, 1999					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large flat areas for baseball and soccer fields minimal but adequate. NE and NW corners of building have low spots adjacent to building foundation causing ponding and erosion. Needs to be regraded and fill added. Gravel lots should be paved since the existing surface is down to subsoil in some areas. Lots will drain well if paved. One way lane on west perimeter of school leading to south parking lot does not work well.	\$97,000.00
2	Building Exterior	Head trim and parapet coping stone in good solid condition, but paint finish is totally deteriorated. Needs repainting. Parapets are sound but joint mortar is failing. Needs repointing to prevent major damage occurring. Painted wood single glazed fixed and hopper type vents, and wood single glazed storm windows. Replace all windows.	\$410,000.00
3	Building Interior	Basement 9x9 VAT flooring. Tiles keep coming loose. Gym - hardwood strip flooring in good solid condition. Needs refinishing. Lock hardware is worn out and needs replacement. Building is not handicapped accessible needs new elevator and upgrade to 2 washrooms.	\$160,500.00
4	Mechanical Systems	Existing steam boiler, piping and controls are outdated, inefficient, noisy and difficult to control. Recommend existing boiler and steam system be replaced with new hot water heating system. Recommend steam heating system be replaced with hot water heating system. Ventilation system is generally satisfactory, however control system should be upgraded.	\$448,500.00
5	Electrical Systems	Main service is 800 amps. Upgrade car plug system, security lighting, interior lighting and fire alarm system. Replace exit light system, panel boards & wiring devices. Install network cabling and add dedicated circuits to classrooms.	\$149,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-3.75 Deficient	
	7.2 Science Rooms/Labs	2.50% Surplus	
	7.3 Ancillary Areas	41.26% Surplus Dressing rooms reconfigured for use as lunch/study.	
	7.4 Gymnasium	-41.07% Deficient Gym is small for current use by Jr. High.	
	7.5 Library/Resource Areas	30.43% Deficient	
	7.6 Administration/Staff Areas	-34.05% Deficient Original use was Elementary only.	
	7.7 CTS Areas	17.49% Surplus	
	7.8 Other Non-Instructional Areas (incl. gross-up)	5.09% Surplus	
	Overall School Conditions & Estim. Costs	-7.30% Deficient over total area.	\$1,265,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size is good.	
1.1.2	Outdoor athletic areas.	4	Large flat areas for baseball and soccer fields minimal but adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate size and in good condition located on East side of school.	
1.1.4	Site landscaping.	4	Very well planted with grass areas throughout site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Flag pole needs repair. Wrought iron fence and chain link fence in good condition.	\$500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	NE and NW corners of building have low spots adjacent to building foundation causing ponding and erosion. Needs to be regraded and fill added.	\$6,500.00
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or reported.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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).	F.I.	Problems were reported regarding congestion at North lot entrance due to the fact that all staff tries to use this lot rather than the more distant South lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel and asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	F.I.	Drop off area at West entrance on narrow road way does not work well.	
1.2.4	Fire vehicle access.	4	Good from a couple of alternate locations.	
1.2.5	Signage.	4	Free standing sign by sidewalk and sign on building by main entrance. Both of good scale and quite visible.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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	Minimal but not all areas are being utilized due to traffic flow problems see 1.3.2. One lot at North end of school and second lot at South end of site.	
1.3.2	Layout and safety of parking lots.	F.I.	One way lane on west side of school leading to south parking lot does not work well and requires further investigation due to the fact that the lane is narrow and the parking lot is exited through a separate other lane.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Gravel lots should be paved the existing surface is down to subsoil in some areas. Lots will drain well if paved.	\$80,000.00
1.3.4	Layout and safety of sidewalks.	4	Good layout works well and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No problems noted or reported.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No handicapped access available need ramps.	\$10,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$97,000.00

School Facility Evaluation Project
Part II - Physical Condition

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	1930 - 1962	Cast in place concrete columns and beams up to roof, wood floor system supported by concrete beams. Load bearing masonry walls.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1930 - 1962	Cast in place concrete columns and beams up to roof, wood floor system supported by concrete beams. Load bearing masonry walls at gym/music room.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1930 1962	Wood joists and deck. Glu lam beams and wood deck at gym/music room.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I		Asphalt and gravel in reasonable condition but appears ok. No leaking reported. Flashing and caulking not in good condition. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1962 1930	Painted metal ladder and metal roof hatch in good condition. Painted metal ladder and wood door to roof in reasonable condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	2	1930	Clay brick (in good condition) with painted precast concrete main floor string course, window sills, upper floor window. Head trim and parapet coping stone in good solid condition, but paint finish is totally deteriorated. Needs repainting.	\$15,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2		Parapets are sound but joint mortar is failing. Needs repointing to prevent major damage occurring.	\$20,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident or reported.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1962	Painted wood doors in painted pressed steel frames. In good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1962	Closers, kickplates, door holders in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1962	Panic devices in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Painted wood single glazed fixed and hopper type vents, and wood single glazed storm windows at inside exterior surface of windows/frames need repainting. Windows are 70 years old and beyond life expectancy. Replace all windows.	\$375,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Latches in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		None evident or reported.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$410,000.00

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		Concrete block at basement, in good condition. Plaster on concrete block at other floors in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade at basement. No sign of serious cracking. Wood framing at main and second floors. In good condition.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Basement 9x9 VAT flooring. Tiles keep coming loose. Gym - hardwood strip flooring in good solid condition. Needs refinishing. Sheet lino at corridors on main floor and second floor.. Carpet in classrooms, library, office.	\$40,000.00
3.2.2	Wall materials and finishes.	4		Painted concrete block, painted concrete and drywall at basement in good condition. Painted concrete block and acoustic (rough) plaster upper walls (gym) in good condition. Paint and plaster on concrete block at main and second floors.	
3.2.3	Ceiling materials and finishes.	4		Painted plaster on strapping underside wood floor at basement. Acoustic absorbing deck material between glulam . Acoustic panels in suspended teebar at corridors at main and 2nd floors.. Acoustic tiles in some classrooms, painted plaster in remainder. Note: Corridor suspension system is wavy (not flat) needs further investigation.	

School Facility Evaluation Project
Part II - Physical Condition

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.	2		Stained varnished finish on fir wood doors. Lock hardware is worn out and needs replacement. Painted wood doors and frames at main & 2nd floor rooms in good condition.	\$5,500.00
3.2.5	Millwork	4		Clear finish on birch plywood with plastic laminate tops in good condition. Painted wood at main and 2nd floor. Plastic laminate cabinets and counters at home economics room.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		White boards in aluminum frames and chalkrail in some rooms. White boards mounted over the existing blackboards surrounded by original stained wood trim and chalkrail. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Fixed and retractable basketball backstop/hoops (6) in good condition. Wall climbing apparatus in good condition.	
3.2.8	Washroom materials and finishes.	4		Basement - Terazo floors, painted drywall walls and ceilings. - prefinished toilet partitions. Main floor - Sheet vinyl flooring and painted drywall and ceiling.	
Other	Stage closure	4		Accordion fold vinyl clad wall closure in good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
		4		Combustible and non combustible, non sprinklered.	
		F.I.		North exit stairwell provides connection between 1930 and 1962 sections of the school. The doors/frames are wood and not fire rated. Replace these assemblies at each floor and landing level (5 sets) with I 1/2 hr fire rated steel doors frames and hardware.	\$15,000.00
		4		Adequate.	
		4		Adequate.	
		2		Building is not accessible needs new elevator and upgrade to 2 washrooms.	\$100,000.00
		4		CBE asbestos data survey report 1999 no serious problems.	
		4		None reported or evident.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$160,500.00

School Facility Evaluation Project
Part II - Physical Condition

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).	F.I.	1930 1962	Site drainage problem. No catch basins. Refer to Architectural concerns. See 1.1.6 and 1.3.3.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No lawn irrigation system. Provision provided inside building. Frostproof hose bibs installed along west wall.	
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.	3	1930 1962	Fire hydrant provided in front of building. Install siamese connection. Includes allowance for architectural work.	\$6,500.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe system provided complete with rack and hose.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguishers provided throughout building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate water supply and pressure in building. Connected to city water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers provided for domestic water service and stand pipe system.	
4.3.4	Piping and fittings.	4		Generally appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Generally plumbing fixtures are satisfactory. Flush valve water closets provided. Lavatories in vanities are enamel on steel and stall type urinals are complete with flush tanks.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		State domestic hot water tank and heater SBT-75 NE6 with 75 gallon storage and 67.0 MBH input. System complete with domestic hot water recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Rain water leader connected to city storm system. Building sanitary sewer connected to city sanitary sewer system. No known problems.	
Other		3	1930 1962	Building sanitary drain lines from plumbing fixtures are slow draining. Replace some drain lines. Also repair sump cover and replace sump. Includes allowance for architectural work.	\$40,000.00

School Facility Evaluation Project
Part II - Physical Condition

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	1930 1962	Existing steam boiler PASCAL type 'K' - fire box type. Replace modified boiler with 2 hot water boilers. Replace related steam piping and terminal units where required. Includes allowance for architectural and electrical work.	\$295,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Existing pneumatic compressor and tank and dryer satisfactory. Replace steam controls to suit new system. Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Fresh air for combustion system appears to be adequate.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment provided for condensate makeup water.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problems.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Original pipes installed exposed and hung low below ceiling. Recommend pipes be replaced. Refer to 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	4		Pipes in crawl space and tunnels have no insulation. Insulation recommended for both uninsulated steam and condensate lines. Refer to 4.4.1	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Distribution system generally appears satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Replace fan coil unit at entrances. Units are loose and noisy. Refer to 4.4.1	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Air handling unit old however operating smoothly.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appeared to be reasonable during time of investigation.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Generally satisfactory. Side wall supply grilles causing some discomfort.	
4.5.4	Exhaust systems capacity and condition.	4		No known problems.	
4.5.5	Separation of out flow from air intakes.	4		Satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Exhaust system provided for dark room, wood working shop, welding, etc. in shop area. Shop only used by community.	
Other		4		Dust collection provided. System used by community.	

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Air handling unit energized by annual switch and temperature adjusted manually. System obsolete. Refer to 4.7.1	
	4.5.8 Air filtration systems and filters.	4		Flat filters provided at airhandling units.	
	4.5.9 Humidification system and components.	4		Spray humidification and wet cell provided.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1930	Damper linkages and drives should be replaced for ventilation system.	\$5,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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)	N/A			
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).	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	1930 1962	Replace controllers, drives thermostats, valves as required for hot water heating system. Includes allowance for architectural work.	\$102,000.00
	Overall Mech Systems Condition & Estim. Costs				\$448,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 800 amps. This system has been upgraded.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	All	Exterior site lighting is inadequate. Minimal security lighting installed. Upgrade security lighting.	\$10,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed.	\$7,000.00
	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	All	Fire alarm system a Simplex 4002 and is in good condition. System is tested annually as required by code. System is well maintained. Provide hold open devices for smoke doors.	\$3,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Existing system is in fair condition. Upgrade lighting to new LED exits and provide additional battery packs to drive DC circuits.	\$18,000.00
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$11,000.00
5.3.2	Panels and wireways capacity and condition.	2	All	Panels are all in poor condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Replace outdated panel boards.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	2	All	Devices are generally in poor condition. Most have reached the end of intended use. Replace 60% of devices. Provide new circuits to avoid nuisance tripping.	\$12,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	2	All	Interior lighting system consists of various fluorescent systems. Some of the fixtures have been upgraded, the remainder are typically from original construction. Lighting levels are as follows: Classroom - 45fc ; Hallways - 30fc ; Gym - 35fc ; Offices - 45fc. The balance of the remaining Light fixtures are to be replaced within 3 years	\$40,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site in the remaining fixtures. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$9,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	4		Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Costs are included in 5.4.1	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Cable TV system installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in most classrooms. Upgrade network cabling to include all classrooms	\$6,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Network server installed in closet in separate room. Installation is neat and clearly labeled. Provide ventilation. Upgrade to include 5.5.3.	\$2,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$11,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No master clock system installed	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$149,500.00

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	
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.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		847	11	80	880.0	-33.0	Based on 250 Elementary and 250 Jr. High
7.2	Science Rooms/Labs	1		123	1	120	120.0	3.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		437.9	1 2	130 90	310.0	127.9	
7.4	Gymnasium (incl. gym storage)	1		386	1 1	595 60	655.0	-269.0	Based on Junior High gym.
7.5	Library/Resource Areas	1		160	1	230	230.0	-70.0	Based on Junior High library.
7.6	Administration/Staff, Physical Education, Storage Areas			384.5			583.0	-198.5	Based on Junior High 500 population
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1		189.4	1	125	125.0	64.4	
	7.7.3 Industrial Arts	1		227.7	1	230	230.0	-2.3	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1256.1			1200.0	56.1	Based on Junior High 500 population
	Overall Space Adequacy Assessment	21		4011.6	20		4333.0	-321.4	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments