

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Robert Warren			School Code:	9655	
Location:	12424 Elbow Drive S.W. Calgary			Facility Code:	1635	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	7-9			School Capacity:	615	
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	1974	1	3900.9	Concrete block bearing walls and steel columns/beams supporting open web steel joists and steel deck, flat roof, and clay brick exterior cladding.	Heating plant provides hot water to perimeter radiation units and reheat coils in ductwork. Central airhandling unit with mixing section, filter, humidification, DX cooling coil provide cooling and ventilation for classrooms.	
Additions/ Expansions	1991	1	270.6	Concrete block bearing walls and steel columns/beams supporting open web steel joists and steel deck, flat roof, and clay brick exterior cladding.	Heating plant provides hot water to perimeter radiation units and reheat coils in ductwork. Central airhandling unit with mixing section, filter, humidification, DX cooling coil provide cooling and ventilation for classrooms.	
Sub Total			4171.5			

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1963 1964 1965 1998	1 1 1 1	83.50 83.50 83.50 54.90			Corridor connections to portables (2)
Total			4476.9			
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Asphalt strip on West side of building is sloped towards school and ponds at foundation. Drop off is on Elbow Drive which is a busy main roadway by main entrance. There is an area set aside adjacent to the school for a pull off lane which should be utilized. Parking is insufficient there are 34 staff and only 24 stalls. The parking area should be expanded to the East allowing up to 20 additional stalls.	\$106,500.00
2	Building Exterior	Doors exterior surface needs repainting. Exterior finish is clay brick cladding in good condition. Asphalt and gravel roofing (+ 26 yrs old) Periodic leaking continues to occur.	\$2,500.00
3	Building Interior	Hardwood strip flooring at gym needs refinishing and replacement of warped boards (5% of floor). Painted drywall interior finish has many areas that need repainting. Miscellaneous stained fir plywood in poor condition that needs replacement. Accordion fold vinyl clad gym divider in poor condition. Needs to be replaced with gym drop down curtain.	\$147,500.00
4	Mechanical Systems	Installation of catch basin is required to improve site drainage. Additional washrooms are recommended for each gender since two washrooms presently exists one for boys and other for girls. Recommend some energy management control system for air handling units and heating system. Further investigation is recommended to modify fresh air intake location to minimize auto frame intake.	\$172,000.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1000 amps. Upgrade fire alarm system. Install surge suppression on mains. Add dedicated circuits to classrooms.	\$37,000.00
6	Portable Buildings	Recommend replacement of existing heat and vent system with new roof top HVAC system. Existing system provides poor ventilation and creates draft condition and is hot during spring and fall seasons. Not accessible from exterior very steep ramp at interior needs work.	\$58,000.00
7	Space Adequacy:		
	7.1 Classrooms	-28.50% deficient All classrooms are smaller than allowed in the School Building Area Guidelines.	
	7.2 Science Rooms/Labs	-30.31% deficient Science rooms are smaller than allowed in the SBAG.	
	7.3 Ancillary Areas	9.35% surplus	
	7.4 Gymnasium	-27.86% deficient Gym is small for a Jr. High School.	
	7.5 Library/Resource Areas	-20.19% deficient	
	7.6 Administration/Staff Areas	49.78% surplus Dispite this surplus administration needs total replanning and storage space is very minimal.	
	7.7 CTS Areas	-22.57% deficient	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-32.83% deficient The need for additional washrooms is urgent. This school is significantly under supplied.	
	Overall School Conditions & Estim. Costs	-17.63% deficient over total area.	\$523,500.00

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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	Site size is excellent.	
1.1.2	Outdoor athletic areas.	4	Large flat grass areas for baseball and soccerfields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	Junior High	
1.1.4	Site landscaping.	4	Mostly grass with some scattered planting and planting on West perimeter.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Some chain link fencing in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Asphalt strip on West side of building is sloped towards school and ponds at foundation. Reslope paved area at this side of school and drain to the South to an existing catchbasin. At North parking lot reslope asphalt paving to overcome ponding against curb adjacent to school.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	4	None noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted or reported.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access point to lot on north side of school. Lot should be expanded see 1.3.1.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt in reasoanble condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	2	Drop off is on Elbow Drive which is a busy main roadway by main entrance. There is an area set aside adjacent to the school for a pull off lane which should be utilized. This would require removal of sod and replacement with asphalt.	\$30,000.00
1.2.4	Fire vehicle access.	4	Good access from several alternate locations.	
1.2.5	Signage.	4	Free standing sign on West side and sign on West face of building.	
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).	2	Parking is insufficient there are 34 staff and only 24 stalls. The parking area should be expanded to the East allowing up to 20 additional stalls. The price includes excavation and application of asphalt and additional entrance.	\$50,000.00
1.3.2	Layout and safety of parking lots.	4	Works well but is very tight see 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Drains well with good slope.	
1.3.4	Layout and safety of sidewalks.	4	Works well and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks are in reasonable condition and drain well. Asphalt apron has good surface but needs some regrading on West side see 1.1.6.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Require some curb cut work from lot and small sidewalk ramps to some entrances.	\$6,500.00
Other				
				\$106,500.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Concrete slab on grade and concrete walls on strip footings. No sign of failure.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete block bearing walls and steel columns/beams supporting open web steel joists in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists supporting steel deck in good condition.	
Other					

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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.		Asphalt and gravel roofing (+- 26 yrs old) Periodic leaking continues to occur. No roofing report on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Painted steel ladder and metal roof hatch in good 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).	4		Two square acrylic domes and 2 lite tubes. In good condition. No leakage at present.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick cladding in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Prepainted metal flashing to roof edge cant strip and fascia trim.	
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.	4		Interface drainage from flat roof. No problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of problems.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Wood painted doors in pressed steel frames. Doors exterior surface needs repainting.	\$2,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Handicapped door operator, other closers, weather stripping in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in very good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum clear anodized frames to sealed double glazed fixed and awning vent units in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges, weatherstripping 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			\$2,500.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Concrete block and drywall partitions in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete slab on grade. In good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		VCT at corridors and classrooms, in good condition. Carpet at library, admin/staff, band room, in good condition. Exposed concrete in industrial arts and art room, in good condition. Hardwood strip flooring at gym needs refinishing and replacement of warped boards (5% of floor)	\$25,000.00
3.2.2	Wall materials and finishes.	2		Painted drywall, many areas need repainting. Acoustic panels at upper half of band room in very good condition.	\$8,500.00
3.2.3	Ceiling materials and finishes.	4		Acoustic panels in suspended teebar in reasonable condition.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Painted wood doors in pressed steel frames at classrooms and administration etc. Painted steel doors in pressed steel frames at corridor smoke barrier doors. All in good condition. Hardware (locks,latches, hinges). All in good condition.	
3.2.5	Millwork	3		Miscellaneous stained fir plywood in poor condition. Needs replacement. New clear finish birch plywood with plastic laminate tops in very good condition.	\$5,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Chalkboards in some older rooms but majority are whiteboards recently installed under modernization program. Writing surfaces and vinyl faced tackboards have aluminum framing and chalkrails. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backboards/hoops in good condition.	
3.2.8	Washroom materials and finishes.	4		Quarry tile floor and base in good condition. Accordion clad folding panel (acoustic) wall in good condition. Ceramic mosaic tile at urinal surrounds needs repair. Painted concrete block walls in good condition.	
Other	Stage closure and Gym divider.	3		Vinyl clad folding panel (acoustic) wall in good conditio. Accordion fold vinyl clad gym divider in poor condition. Needs to be replaced with gym drop down curtain.	\$15,000.00

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 non sprinklered.	
		4		Steel doors in pressed steel frames (some 1 1/2 hr rated/others not) in good condition.	
		2		Painted drywall plus some corridors have painted particle board wainscoting which is not fire resistant and should be removed.	\$8,500.00
		4		Adequate.	
		2		Partially accessible. Washrooms are not accessible. Add minor ramps at building entrances/exits and upgrade washrooms.	\$25,000.00
		4		Asbestos recently removed . Building is now free of hazardous materials. See also electrical re: PCB'S	
		3		Staff reports significant noise transmission between classrooms. Upgrade acoustic resistance. Dust from air ducts polluting school. Clean air system. Corridors are very narrow. Cannot accommodate lockers (school has only 50% student lockers). Find space for 50% more lockers.	\$60,000.00
Other					
	Overall Bldg Interior Condition & Estim Costs				\$147,500.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	2	1974 1991	Catch basins installed / Require further extension to reduce ponding at critical areas. Refer also to 1.1.6.	\$7,000.00
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided on east and north sides of building.	
	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.	2	1974 1991	Fire hydrant available. Install siamese for stand pipe system.	\$6,500.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system provided. Sprinkler system provided for stage area.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguishers provided.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate water supply and pressure. System connected to city water system.	
4.3.2	Water treatment system(s).	4		Soft water provided for humidification system.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow valves provided for: domestic cold water system, lawn irrigation, stand pipe system and makeup water for equipment.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1974	Fixtures generally satisfactory. Fixtures provided are wall hung enamel on cast iron lavatories, flush valve water closets and stall type urinals. Number of washrooms inadequate. Find space to add more washroom facilities. Includes allowance for architectural and electrical work.	\$84,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Adequate volume and pressure for domestic hot water system. Tank and heater RHEEM PRO50-45M with 50 gallon storage and 45.0 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		Sanitary sewer connected to city sewer system. Rain water leader and catch basins connected to city storm sewer system. Extend storm sewer system and add catch basin. Refer to 4.4.1.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two CLEAVER BROOKS Model 3 hot water boilers with 2,200.0 MBH input capacity. System complete with circulating pumps. Reheat coils installed in duct work and perimeter radiations provided.	
4.4.2	Heating controls (including use of current energy management technology).	4		BARBER COLMAN pneumatic control system provided. System complete with compressor and dryer.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Eng 'A' direct fired heater supplies combustion air to room when boilers fire.	
4.4.4	Treatment of water used in heating systems.	4		Filter and chemical treatment equipment provided.	
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			

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1974	Generally rooms are satisfied. Increase heat capacity for library.	\$3,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears to be satisfactory.	
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		Generally satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Fan coil units and unit heaters controlled from electric thermostat.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		CARRIER air handling unit, system complete with mixing section, filter, spray coil, DX cooling coil and supply fan. Roof top HVAC system provided for music room.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Satisfactory operations for spring and fall. May be questionable during winter when mixed air is set at 18°C.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air distribution system appears adequate.	
4.5.4	Exhaust systems capacity and condition.	3	1974	Generally roof exhausters on roof are adequate. Replace common washroom exhaust fan. Includes allowance for architectural and electrical work.	\$4,500.00
4.5.5	Separation of out flow from air intakes.	F.I.		Fresh air intake is drawing auto fumes in through fresh air louver when vehicle is idling near louvre.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Exhaust system provided for Industrial Arts shop i.e. welding, darkroom, etc.	
Other		4		Dust collection system provided for wood working shop. Appears to be operating satisfactorily.	

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Pneumatic controls provide for air handling unit operation.	
4.5.8	Air filtration systems and filters.	4		Flat filters provided in central air handling unit.	
4.5.9	Humidification system and components.	4		Spray humidification system provided.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Central air handling unit mixing sections appear to be operating satisfactory.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Air cooled condenser TRANE RA-750 6A. Installed on roof.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.2	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Manually energized. Energize system automatically. Refer to 4.7.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	3	1974 1991	Provide separate HVAC unit for computer rooms. 2 required. Includes allowance for architectural and electrical work.	\$19,000.00
Other					
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1974 1991	Upgrade existing pneumatic control system. Includes allowance for architectural work.	\$48,000.00
	Overall Mech Systems Condition & Estim. Costs				\$172,000.00

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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		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1000 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by time clock / temperature controller.	
	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	All	Fire alarm system is a Simplex 4002 and is in good condition. System is tested annually as required by code. System is well maintained. Install visual devices to all bells.	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the main system. Surge protection installed on computer panel. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in fair condition. Most are not at capacity have spare circuits available. Wireways are nearing at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 10% of devices	\$1,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 40fc ; Hallways - 35fc ; Gym - 30fc ; Offices - 35fc. Light fixtures are in good condition	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	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. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	\$4,500.00
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		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. No other systems are installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
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).	4		Network server installed in separate room. Installation is neat and clearly labeled.	
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					

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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		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			
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				\$37,000.00

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	Timber stacked framing with plywood skirting. Crawl space is vented.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt and gravel on one portable and 2 ply sbs roofing at 3 other portables. Painted gravel stop and fascia metal flashing , and plywood soffit at overhang. All in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Painted vertical residential siding upper 2/3 of wall. Stained wood horizontal siding at lower 1/3. Connector link/corridor all stained plywood. All in need of repainting.	\$8,500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Fixed sealed glazing in painted wood frames plus PVC horizontal slider vent units. In good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Clear finish on fir plywood walls acoustic tile adhered directly to underside of oc ceiling lining. Sheet linoleum flooring. All surfaces are in good condition.	
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)	4	Chalkboards and whiteboards and vinyl faced tackboards in aluminum frame and chalkrails in good condition.	
6.1.8	Heating system.	3	Recommend replacement of existing heat and vent system with new roof top HVAC system. Existing system provides poor ventilation and createsdraft condition and is hot during spring and fall seasons.	\$42,000.00
6.1.9	Ventilation system.	4	See 6.1.8.	
6.1.10	Electrical, communication and data network systems.	4	3 portables installed. Portables are in good condition and serve intended purpose.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire alarm pull station and bell, smoke detector, exit signs are adequate. Fire resistance rating of wall cladding is not adequate. Paint surfaces with intrumescent fire retardent paint. See item 6.1.3	
6.1.12	Barrier-free access.	2	Not accessible from exterior very steep ramp at interior. Raised wood sill at classroom entrance. All not acceptable.	\$7,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$58,000.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12	69.7	858	15	80	1200.0	-342.0	Based on Junior High 600 capacity.
7.2	Science Rooms/Labs	3		250.9	3	120	360.0	-109.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		437.4	1 3	130 90	400.0	37.4	
7.4	Gymnasium (incl. gym storage)	1		472.5	1	595 60	655.0	-182.5	
7.5	Library/Resource Areas	1		215.5	1	270	270.0	-54.5	
7.6	Administration/Staff, Physical Education, Storage Areas			892.7			596.0	296.7	
7.7	CTS Areas								
	7.7.1 Business Education	2		145.5	2	115	230.0	-84.5	
	7.7.2 Home Economics	1		123.8	1	125	125.0	-1.2	
	7.7.3 Industrial Arts	1		161	1	230	230.0	-69.0	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			919.6		1369	1369.0	-449.4	
	Overall Space Adequacy Assessment	24		4476.9	28		5435.0	-958.1	

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

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments