

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Rosedale Elementary School			School Code:	9618	
Location:	905 - 13th Avenue NW			Facility Code:	1603	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	1 - 9			School Capacity:	325	
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	1955	1 + partial bsmnt	2,111.80	Frame, concrete block, brick, stucco and wood siding (lower 4'), wood window frames. Flat roof of unknown construction.	Steam unit ventilators. Central exhaust system.	Raised roof area at centre of building allows for clerestory windows.
Additions/ Expansions						
Total (excluding portables)			2,111.80			
					Evaluator's Name:	Anne Underwood - Graham Edmunds
					& Company:	Alastair Muir - Graham Edmunds
						Mark Yunker - Wiebe Forest (Mech.)
						Milan Gerza - Wiebe Forest (Elec.)

School Facility Evaluation Project
Part II - Physical Condition

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
Upgrading/ Modernization (identify whether minor or major)	1999		All			Upgrade to electrical system included primary service and life safety systems.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1964		80.30	Portable - freestanding. Vertical metal siding & horizontal wood siding on frame construction. Flat roofs.	Self-contained heating/ventilating units	One 1964 portable of 167.0 m ² has been removed.
	1966		83.50	Portable - freestanding. Vertical metal siding & horizontal wood siding on frame construction. Flat roofs.	as above	
Total (including Portables)			2,275.60			
List of Reports/ Supplementary Information	Asbestos Materials Survey (March, 1999) - attached					
	Fire Safety Inspection (February, 2000) - attached					
	Mini Plans (September 1993) - attached					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generous flat site. Basketball courts should be relocated due to upheaving from tree roots. Drainage problems near portables and in parking lot. Playing fields worn and in need of repair.	\$34,000.00
2	Building Exterior	The stucco/brick/wood exterior is in reasonable condition however wood windows are in poor condition.	\$183,200.00
3	Building Interior	Original finishes are in place and ceiling tiles and flooring need replacement. There are substantial areas of asbestos texture coats, some in poor condition. Entire interior needs a repaint.	\$170,000.00
4	Mechanical Systems	Provide backflow prevention. Boiler near life expectancy. Room ventilators near life expectancy as well.	\$222,051.00
5	Electrical Systems	New service and life safety systems in 1999. Replace corroded raceways at parking lot. Replace obsolete starters. Retrofit lighting with electronic ballasts and T8 lamps.	\$51,500.00
6	Portable Buildings	Two free standing older portables are in adequate condition. Repaint interiors and provide barrier free access.	\$17,000.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of (27.80)	
	7.2 Science Rooms/Labs	Deficiency (143.3) (former art/science room used for music)	
	7.3 Ancillary Areas	Deficiency (176.7) (surplus classroom could be upgraded for ancillary use)	
	7.4 Gymnasium	Deficiency (277.5) (due to use of school designed for elementary as a combined elementary/junior high)	
	7.5 Library/Resource Areas	Deficiency (26.6)	
	7.6 Administration/Staff Areas	Deficiency (130.2) (one issue might be lack of counseling area)	
	7.7 CTS Areas	Deficiency (87)	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency (238.10)	
	Overall School Conditions & Estimated Costs		\$677,751.00

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	Flat site with good playfields and play areas.	
1.1.2	Outdoor athletic areas.	3	Playfields require aeration and topdressing (regrading some areas) and, re-seeding.	\$10,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Excellent condition for metal, painted creative structures at southwest corner of lot (installed by community). Basketball court at north end of site in poor condition (see other).	
1.1.4	Site landscaping.	4	Large mature evergreens and deciduous trees on site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Re-paint guardrails (50') and flag pole. Replace rail for plug in parking.	\$4,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Positive drainage. Ponding occurs beside portables - regrade area for basketball courts. Excessive ponding near portables - regrade area for basketball courts. See "other" for costs.	
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
Other		3	Poplar roots destroying current asphalt basketball court - continuous maintenance problem - move court southeast over beside parking lot and laneway. (solve drainage problem at portables at same time)	\$4,000.00
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 vehicular entrance to parking lot via laneway. Main pedestrian entrance accessed from 13th Avenue. Good visibility.	

School Facility Evaluation Project
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A		
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No buses. Parent drop-off children off-site on 13th Avenue directly in front of main entrance. Congestion problems with number of vehicles, conflict with crosswalk location. Drop-off on west side of site would require modification of fence and addition of paved asphalt path to provide direct access across field to entrance.	
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	4	School name visible from 13th Avenue. (Prune/trim the bush that is obscuring the name - maintenance issue.)	
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	27 stalls, adequate parking for visitor and staff. No dedicated barrier-free parking stall.	
1.3.2	Layout and safety of parking lots.	3	No fencing. Add on 3 sides. 4' high chain-link fence	\$4,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Poor drainage from gravel surface. Dirt tracked into school. Resurface with asphalt.	\$10,000.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Puddling on concrete sidewalks up to east entry doors. Some cracking/heaving.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut exists to main entrance. Existing ramp at main entrance (wooden) in fair condition.	
Other				
	Overall Site Conditions & Estimated Costs			\$34,000.00

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).	FI		Flooring - concrete slab (6'X4') - gave way to weight of piano and dropped 6". Slab deteriorated probable due to leaking drain beside damaged area. Slab repaired, yet leak not corrected. Floor remains sloped in adjoining vestibule as well as at damaged area in Music Room.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No sign of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No sign of problems.	
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	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		No roof report. Roofing reported as replaced nine to ten years ago.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
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, efflorescence, water stains).	3		No signs of deterioration. Missing brick by south exit doors. Paint wood siding (lower 4').	\$8,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Stucco soffits in good condition. Flashing at roof edge in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No sign of problems.	
Other		3		Allowance related to renos req'd for boiler replacement.	\$20,000.00
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Refinish and repaint all exterior exit doors.	\$3,000.00

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Accessories work well. Replace kickplates (badly worn).	\$2,200.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	1	Caulking and putty deteriorating. Wood windows are severely deteriorating. In some areas portions of frame rotted and missing due to lack of maintenance. Replace. Mortar deteriorating between glass block sections - repair.	\$150,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Accessories old, but in reasonable condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of condensation.	
Other				
Overall Bldg Exterior Condition & Estimated Costs				\$183,200.00

School Facility Evaluation Project
Part II - Physical Condition

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		No sign of structural deterioration.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	FI		See 2.1.1	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Old "battleship linoleum" throughout classrooms - maintainable. Replace vinyl tile in music room, adjoining vestibule and change rooms - replace when subfloor is completely repaired. (See 2.1.1.) Replace old lino in computer lab. Refinish stage floor. Gym floor refinished five to six years ago. Dead spots and bending noticed in several areas - repair/replace within next 10 years. Replace carpet in Library and administration areas. Replace "recessed" entry mats (original rubber).	\$20,000.00
3.2.2	Wall materials and finishes.	2		Extensive repainting of interior throughout required including wood baseboards with 1/4 round. Some birch paneling could use refinishing. Not urgent and should not be painted.	\$38,000.00
3.2.3	Ceiling materials and finishes.	3		Majority of ceiling glue-on tile needs to be replaced in the gym and corridors. Sloped ceilings w/glue on tile in classrooms. Acoustic ceiling tile in Music Room.	\$20,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

School Facility Evaluation Project
Part II - Physical Condition

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3		Refinish or repaint all interior classroom doors. Restore or replace (with similar) clear birch doors at main entry where panels have been "fixed". Add "hold-open" hardware at doors to south-wing.	\$10,000.00
3.2.5	Millwork	3		Refinish, repaint and add laminate to counters (90%) of millwork. (Alternately replace.)	\$40,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Reasonable number of whiteboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	2		Old mosaic tile flooring - attractive and maintainable. Ceilings are GWB. Partitions in good condition. Painting required (see 3.2.2)	
Other		3		Old tote boxes still used in change rooms - replace with vented lockers.	\$28,000.00
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	

School Facility Evaluation Project
Part II - Physical Condition

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Building appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Appear to be adequate.	
3.3.4	Exiting distances and access to exits.	4	Appear reasonable.	
3.3.5	Barrier-free access.	2	Add barrier free washroom. Barrier free access to 1 level building.	\$10,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos audit attached. Testing for content of asbestos covered gym walls currently in effect. Asbestos texture coat in staffroom in poor condition (duct taped on) in one area. Should be removed in near future. Removal at walls of gymnasium also. Recommended in audit.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	Review of acoustic treatment in band room should be made after accurate reading of typical decibel levels made.	\$4,000.00
Other				
	Overall Bldg Interior Condition & Estimated Costs			\$170,000.00

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).	4		Roof storm drainage underground to City of Calgary, site storm drainage surface to City of Calgary.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		No irrigation systems. Exterior hose bibbs. Hose bibb vacuum breakers are required.	\$350.00
4.1.3	Outside storage tanks.	N/A		No known tanks.	
Other					
4.2 Fire Suppression Systems			Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Hydrant located at north side of the building - no siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe hose reels for fire protection.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable hand extinguishers are located throughout.	
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		4 inch service from the City of Calgary. Service splits 2 inch for domestic water and 2 inch for FHC. No backflow prevention, no supervised valve on fire hose system. Pressure/volume reasonable. No known problems.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	1		No backflow prevention on fire hose system or premise isolation. Backflow device required on slop sink in janitor's room.	\$10,000.00
4.3.4	Piping and fittings.	4		Water lines are copper, soldered joints may contain lead. Sanitary piping is cast iron, copper DWV & galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valve w.c.'s, flush tank urinals, newer basins c/w faucets and sinks in classrooms. Some w.c.'s and classroom sinks have been replaced, the sinks which have not been replaced are showing signs of age.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Residential domestic water heater (40usg 32,000 btuh).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sump in boiler room for floor drain collection, pumped to sanitary. Sanitary and Storm drainage on roof piped to City of Calgary below grade. Site storm drainage surface drain to City of Calgary.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg.</u>	<u>Description/Condition</u>	
			<u>Section</u>		
4.4.1	Heating capacity and reliability (including backup capacity).	3		Original low pressure steam boiler (1957). Boiler operates well but is near the end of the life expectancy, should be scheduled for replacement. Condensate lift tank appears to be in good working condition. No backup capacity.	\$95,031.00
4.4.2	Heating controls (including use of current energy management technology).	N/A		All controls systems are original pneumatic. Honeywell thermostat located in classroom is used for setback control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All components as required by code.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A		None.	

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		Steam piping to shelvaduct units located in the classrooms. Classrooms exhausted via main fan located in the basement fan room. Piping and ductwork original, but in reasonable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Boiler is completely insulated, asbestos material has been removed from boiler and piping in boiler room. No ductwork insulation. No insulation on domestic water lines.	
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).	3		South facing classrooms get extremely hot in the summer. The tow east classrooms have no exhaust air grilles (ductwork), there are complaints about air quality. See 4.5.1.	
4.4.13	Zone/unit heaters and controls.	4		Steam convector units are located at entrance c/w pneumatic thermostats.	
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.	3		Room ventilators provide approximately 800 cfm. They are in reasonable working condition, but are near the end of the life expectancy, should be scheduled for upgrading.	\$116,670.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 5cfm per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 4 changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4		Washroom exhaust fans located on roof. Capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4			
Other					
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>				

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	N/A		
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Old ductwork, grilles etc., but in reasonable condition.	
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).	4		4 roof mounted and 1 wall mounted swamp coolers.	
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.	N/A		No BMS	
	Overall Mech Systems Condition & Estimated Costs				\$222,051.00

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).	5		Underground service from pole-mounted transformer. Main switchboard - Square D, 400A, 208/120V 3 phase. Space for additional breakers is available and the service equipment was new in 1999.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall HPS fixtures over entry/exit, 1 flood light on parking lot, and wall pack on portables at backyard. Controlled by photocell and timer. In good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		8 duplex outlets on wooden rail - corroded. Replace raceway, boxes, and outlets.	\$1,500.00
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5	All	Notifier 2500 with passive graphic at main entry. Bells are complete with strobes. The system was installed in 1999.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	Battery units with MQ heads. The system was installed in 1999.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	Exit signs are connected to emergency power. The system was installed in 1999.	
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.	4	All	Surge protection on hub power in good condition.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panels recently installed with spaces for expansion - in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	4	All	Typical classroom - 2 to 3 duplex outlets. Wiring partly concealed, partly surface in conduit. Wiring and devices in good condition.	
5.3.5	Motor controls.	3	All	Loose starters - some are obsolete. Replace obsolete starters.	\$4,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms, office, corridors - suspended and surface mounted luminaires with louvres. Gym - fluorescent fixtures with wireguards. Luminaires are clean, complete with magnetic ballasts and T-12, F40/34W lamps. Lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$46,000.00
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	All	Telephone switch is NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA system operations via phone and is complete with Sonny Amplifier, tuner, and cassette player. In good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Part in conduit, part surface/secured. Library and computer room with power poles. Typical classrooms are complete with 1, 4-plex data outlet. Computers in corridor with 4-plex data outlets. Good condition	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are on dedicated circuits.	
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		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Contronics RX1600 with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Telequartz in good condition.	
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		No elevator.	
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 & Estimated Costs				\$51,500.00

School Facility Evaluation Project
Part II - Physical Condition

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>		Two Freestanding Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Timber beams on concrete block foundation. No sign of problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No signs of deterioration.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Vertical metal siding and wood siding for lower 4' - repaint.	\$5,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Vinyl window frames on one portable, aluminum on the other. Paint exterior wood frames/sills.	\$3,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Sheet vinyl throughout - maintainable.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Very little shelving or cabinets.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Paint heating cabinets. Add whiteboards (4).	\$3,000.00
6.1.8	Heating system.	4	Self-contained heating/ventilating units nearing life expectancy.	
6.1.9	Ventilation system.	4	See above.	
6.1.10	Electrical, communication and data network systems.	3	Lighting fixtures suspended with louvres, fire alarm with bells and strobes. Power typical 2 duplex receptacles per classroom. In good condition. No data outlets. Provide additional power and data outlets. Cost estimate included in main building.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4		
6.1.12	Barrier-free access.	2	Access is not provided. Portables raised 4" above grade. Provide ramp access (2).	\$6,000.00
	Overall Portable Bldgs Condition & Estimate Costs			\$17,000.00

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 m ²	Total Area m ²		
7.1	Classrooms	7	60.9- 86.4	532.2	7	80	560	(27.80)	Space adequacy based on junior high requirements
7.2	Science Rooms/Labs	2	81.7 15	96.7	2	120	240	(143.30)	Former art/science (elementary level) converted to music room.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	74.4 58.9	133.3	1 2	130 90	310	(176.70)	
7.4	Gymnasium (incl. gym storage)	1	269.6 9.2 8.7	287.5	1	513 52	565	(277.50)	Gymnasium sized for an elementary school (causes difficulties at junior high level).
7.5	Library/Resource Areas	1	113.8 19.6	133.4	1	160	160	(26.60)	
7.6	Administration/Staff, Physical Education, Storage Areas		2.3-94.7	300.8		247 115 69	431	(130.20)	
7.7	CTS Areas								
	7.7.1 Business Education	1	28	28	1	115	115	(87.00)	Only computer lab is a small area in library converted for this use.
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			599.9			838	(238.10)	
	Overall Space Adequacy Assessment	14		2111.8	15		3219	(1107.20)	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
2.4.4	If wood windows are replaced, the current pattern should be duplicated.
3.2.1	The existing 9" x 9" vinyl tile in the corridors is an attractive mix of colours and add character to the building. If replaced, an attempt should be made to replicate the effect.
Section 7	Area calculations based on original mini-plans. Unless recent site measurements taken (unlikely) assume they are in fact more accurate, being based on original drawings, rather than computer generated.