

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Rosemont School			School Code:		9231
Location:		19 Rosevale Drive NW			Facility Code:		1491
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		K-6			School Capacity:		250 (total) 180 current
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	1959	1 + partial bsmnt	1,473.40	Frame, stucco, wood (lower 4'), brick and glass particle stucco, wood framed windows.	Boilers with steam piping.		
Additions/ Expansions	1966	1	860.00	Frame, stucco, wood, brick and glass particle stucco.	AHU for gym. Boilers with steam piping.		
Total (excluding Portables)			2,333.40				
					Evaluator's Name:		Anne Underwood, Graham Edmunds
					& Company:		Alastair Muir, Graham Edmunds
							Mark Yunker, Wiebe Forest (Mech.)
							Milan Gerza, Wiebe Forest (Elec.)

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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)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables		
Total (including Portables)			2,333.40			
List of Reports/ Supplementary Information	Asbestos Materials Survey (March, 1999) - see appendix Fire Safety Inspection (February, 2000) - see appendix Mini Plans (December 1999) - need updating					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good size, prominent location within neighborhood.	\$61,350.00
2	Building Exterior	The exterior is generally in good condition. Original glass particle stucco is showing no signs of deterioration.	\$8,000.00
3	Building Interior	Original architectural finishes have been well maintained and are generally in good condition. Asbestos is suspect in several classroom ceiling finishes.	\$72,700.00
4	Mechanical Systems	Marginal condition. Poor ventilation, and ventilation concerns have been noted in particular classrooms.	\$127,670.00
5	Electrical Systems	Provide new exterior lighting, fire alarm system, emergency lighting, exit signs. Replace 4 panels, provide additional receptacle and data outlets, additional motion sensor. Replace magnetic ballasts and T12 lamps with electronic and T8 lamps. Original systems still function well, yet some modernization is required.	\$142,600.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 113.40 (Inadequate when school at total capacity.)	
	7.2 Science Rooms/Labs	Deficiency (5.80) Good	
	7.3 Ancillary Areas	Deficiency (144.40) Poor	
	7.4 Gymnasium	Deficiency (33.00) Adequate	
	7.5 Library/Resource Areas	Deficiency (34.30) Acceptable	
	7.6 Administration/Staff Areas	Deficiency (113.10) Marginal.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency (234.40) Marginal	
	Overall School Conditions & Estimated Costs		\$ 412,320.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good size and location. Located on a hill overlooking residential neighborhoods to the northeast.	
1.1.2	Outdoor athletic areas.	4	Play fields on upper portion of hill are in fine condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Concrete and asphalt - some areas cracked. Large wooden creative play structure splintering - replace.	\$50,000.00
1.1.4	Site landscaping.	4	Vegetation mature. A large number of trees on edge of hill, some foundation plantings on north side of building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	West end corner of north side slopes toward building producing ice build up - safety concern. Positive drainage around perimeter of school - allow drainage for ponding area.	\$2,000.00
1.1.7	Evidence of sub-soil problems.	4	No problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No major concerns. See 1.1.6 for drainage issue, 1.3.4 for walkway.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular entrance around to south side of school from residential laneway only. Pedestrian access (via steep stairs) up slope (from road to north) to main entrance or level access from parking lot.	
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 through staff parking lot or at bottom of stairs to main entrance.	
1.2.4	Fire vehicle access.	4	Laneway at back, parking lot on the east, direct access to west side and hill to North side.	
1.2.5	Signage.	3	School name visible from road to north, but not at main entry or as parking areas approached from lane. Add new signage to east wall to match existing at north wall (was previously in place - has been removed).	\$1,000.00
Other				

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	Ample visitor parking. Staff parking, visitor and staff adjacent to each other, accessed from residential lane.	
1.3.2	Layout and safety of parking lots.	4	Small parking area for staff open. Parking off laneway separated from play areas by fencing.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lot. Poor drainage - major ponding across entire lot - pave and drain.	\$5,500.00
1.3.4	Layout and safety of sidewalks.	2	Replace cracked and deteriorating concrete walkway at east stair entrance (4'X30") - safety concern. New concrete stairs down the hill to sidewalk to north of school.	\$450.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Asphalt and concrete. Some cracks in asphalt walk up to main entrance - repair.	\$400.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Add ramp at south entrance doors (8"). New curb cuts in concrete up to main entrance.	\$2,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$61,350.00

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	Both	No sign of problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	Both	No sign of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	Both	No sign of problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	Both	No roofing reports. No information available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Both	Appear in good condition - viewed from grade and overlooking playfields.	
2.2.3	Control of ice and snow falling from roof.	2	1959	Replace eaves troughs at south side (library area) - leaking and ice build up (60').	\$500.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	Both	Light scopes in corridor and several classrooms (2 rooms - 7 scopes).	
Other					

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	1966/ 1959	Repaint peeled wood siding at south west corner (40'X4'). Paint peeling on library window sills and also on west side (20'X8') - repaint.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Flashing in good condition - examined from grade.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2		Minor problem with eavestrough to south side. See 2.2.3	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No sign of problems.	
Other					
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	Both	Repaint exterior of four exit doors.	\$500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both	Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Both	Operable. See 2.2.3	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Both	Wood windows painted shut in last paint job - unseal. Allow operable unit to south facing classroom to open by modifying exterior fixed screen.	\$2,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both		
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both	No signs of condensation.	
Other					
	Overall Bldg Exterior Condition & Estimated Costs				\$8,000.00

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	Both	No damage evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	Minor cracking in old linoleum.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	Both	Some vinyl tile squares lifting in corridor. Replace. Refinish stage floor. Gym floor in excellent condition. Original sheet vinyl maintainable in classrooms. Replace carpet in library (section of carpet missing).	\$7,700.00
3.2.2	Wall materials and finishes.	2	Both	7' high plywood panels on corridor walls in good condition - do not paint. Remove wood paneling and perforated masonite in library offices - replace with g.w.b. (wood paneling likely has high flame spread rating).	\$2,000.00
3.2.3	Ceiling materials and finishes.	3	1959	Discolored, dirty stucco ceiling in classroom facing play area to the south. Remove, replace with acoustic ceiling tiles (likely asbestos materials - refer to Asbestos report).	\$7,200.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	Both	All doors in good condition. Add closers to gym storage double doors.	\$800.00
3.2.5	Millwork	3	Both	Relaminate counter tops as required throughout.	\$12,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Both	Add whiteboards (14) in classrooms. Venetian blinds at windows are enormously wide and cover not only glazing but panels above. Replace with venetians that are manageable width and cover only glazing.	\$10,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1966	Stage curtains frayed and dirty. Clean and mend, or replace (priced for replacement).	\$10,000.00
3.2.8	Washroom materials and finishes.	3	Both	Quarry tile flooring in good condition. Paint partitions. Ceilings and walls in good condition. Old linoleum in staff washroom - replace.	\$5,000.00
Other		3	1966/ 1959	Add side lites (2) for principals office and Resource room (infirmary) for staff and student security. Metal boot racks in good condition but not used (could relocate to another school such as Terrace Road).	\$6,000.00
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	

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	Both	Appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	1	1966	Storage off gymnasium has exposed wood ceiling, 4"X4" wood post and built up beam and an old mechanical shaft running through. All surfaces need to be g.w.b.'d and taped after proper review.	\$2,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Both		
3.3.4	Exiting distances and access to exits.	4	Both		
3.3.5	Barrier-free access.	2	Both	No barrier-free washroom - add. See 1.3.6 for exterior ramp. School single level.	\$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	Both	Asbestos Material Survey in use. Spray-on stucco ceilings (probably asbestos) prevalent throughout school. Any work to ceiling areas will require a review (Some areas in poor condition now). See 3.2.3	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4			
Other					
Overall Bldg Interior Condition & Estimated Costs					\$72,700.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1 Mechanical Site Services					
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		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 bibbs require repair or replacement as pliers are needed to open valve. Hose bibb vacuum breakers are required.	\$1,000.00
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.	N/A		No hydrants - 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					

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 case iron, copper DWV & galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valves 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		Newer residential domestic water heater (40 usg 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					

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		Original low pressure steam boiler (1957). Boiler is old but operates well. Condensate lift tank appears to be in good working condition. No backup capacity.	
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.	

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. Separate AHU for gym ventilation.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Boiler is completely insulated, suspect asbestos material. Steam main insulated, suspect asbestos material on piping elbows. 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 classroom gets extremely hot in the summer. The two 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 with c/w pneumatic thermostats.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Room ventilators provide approximately 800 cfm. They are in reasonable working condition, yet need to be rebuilt	\$116,670.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 5 cfm 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		Gym.	
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>				

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				

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		Swamp cooler dedicated to south facing classroom.	
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					\$127,670.00

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 service from pole mounted transformer. Main NDP - Westinghouse 400A, 120/240V, 1 phase. One space for breaker. Good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Aged, yellowed, wall-mounted fixtures. Insufficient illumination of parking lot. Part controlled by photocell, part manually. New exterior lighting and control is recommended.	\$18,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		4 duplex outlets on wooden rail. 3 duplex outlets on steel tubular rail in good condition. Control by breaker. New control by thermostat is recommended.	\$2,000.00
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	120V 3 wire system, not zoned, not supervised system. Bells ,no strobes. Provide new system to suit the Code.	\$12,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	2 Battery packs - one in gym, one in one classroom. No emergency lighting in corridors. Provide new emergency lighting system.	\$8,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	120 V obsolete exit signs - not on emergency power. Proved new LED exit signs and connect to emergency power.	\$6,000.00
Other					

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 at computer hub - good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Part of existing panel have some spaces for expansion. However, with respect to demand for additional outlets, replacement of approx 4 panels is recommended.	\$20,000.00
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.	3	All	Typical classroom - 2 to 3 standard outlets and one for computer power. In some locations power bars and extension cords are in use. Expansion, with additional circuits and outlets, is recommended.	\$13,000.00
5.3.5	Motor controls.	4	All	Loose starters in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms - suspended fixtures with louvers. Corridors - 1 x 4 surface down lenses some with wraps Gym - strips complete with wireguards. Luminaries are complete with magnetic ballasts and T-12 F40/34w lamps. Fixtures are clean and in good condition. Lighting levels are satisfactory.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Replace all magnetic ballasts and T-12 lamps with electronic ballasts and T-8 lamps.	\$52,000.00
Other					

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 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 Bogen MCP 35A. The operation also via phone system - 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).	3	All	Part in conduit, part loose cables secured. Some classrooms have one 4-plex data outlet. The system needs expansion.	\$11,000.00
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 in tunnel/basement in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	3	All	Contronics RX 1600 with motion sensors in good condition. Add one sensor.	\$600.00
5.6.3	Master clock system (if applicable).	4	All	AMANO 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					\$142,600.00

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).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estimated Costs			\$ -

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size m ²	Total Area m ²	No.	Size m ²	Total Area m ²		
7.1	Classrooms	8	63.2-78	593.4	6	80	480	113.40	
7.2	Science Rooms/Labs	1	89.2	89.2	1	95	95	(5.80)	Science labs no longer used - leased space to "Before and After School" program.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	1@90.5 1@18.2 1@55.7	165.6	1 2	130 90	310	(144.40)	Includes multipurpose room (old library).
7.4	Gymnasium (incl. gym storage)	1	1@223 1@19	242	1	250 25	275	(33.00)	
7.5	Library/Resource Areas	1	1@72.9 1@12.8	85.7	1	120	120	(34.30)	
7.6	Administration/Staff, Physical Education, Storage Areas		1.2-37.2	228.9		247 50 45	342	(113.10)	Currently no Vice-Principal. Office used for Resource teacher and Infirmary. Duplicating room is not Phys. Ed. Office and storage.
7.7	CTS Areas								
	7.7.1 Business Education								
	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)		7@1.4-11.1 4@22.2-48.8 2@119.6-275	928.6			1163	(234.40)	
	Overall Space Adequacy Assessment	14		2333.4	11		2785	(451.60)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Update plans to show revisions to current library area and room designation changes. Building and room area discrepancies between original plans, updated plans (December 1999), and Standard Assessment and Utilization Report.