

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	Sacred Heart School			School Code:	18	
Location:	Edmonton			Facility Code:	2010	
Region:	Central			Superintendent:	Mr. Garnet McKee	
Jurisdiction:	Edmonton R.C.S. Regional Division #40			Contact Person:	Mr. Ken Yakimovich	
				Telephone:	(780) 453-4500	
Grades:	K - VI			School Capacity:	700	
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	1961	1	4659.00	Masonry, built-up roof, concrete block, facing bricks and steel framing.	Perimeter radiation, Univents in classrooms, No central Air Handling Unit, Univents in north Gym.	
Additions/ Expansions	1963	2	1071.00	Masonry, built-up roof, concrete block, facing bricks and steel framing.	Univents in classrooms.	
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1986 1990 1993 1993 1993 1993 1994 1995 1996 1996 1996 1997 1998 ND?			Re-roofing Re-roofing Renovation Re-roofing BQRP Upgrade BQRP Renovation BQRP BQRP Upgrade Upgrade BQRP Modernization		1961 section. 1963 section. General office work area & washrooms. Cold canopy and 1961 section. Replace roof. ECS 109, Music 101 & Resource 108. Windows. Acoustic Stage panels. Windows. Vinyl tiles. Electrical in corridors and classrooms. Library, reception desk, computer area 201. Asbestos abatement boiler & Mech. Rm. ANC 128, Lib 204, ANC 219?
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No Portables.	No Portable structures added to this school.	
List of Reports/ Supplementary Information	None Room nos. based on Edmonton R.C.S. School Board drawings.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$38,500.00
2	Building Exterior	Repair built up roofs. Repair windows and accessories. Repair and repaint exit doors.	\$85,800.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$171,300.00
4	Mechanical Systems	This is an older school with a number of Mechanical items requiring attention. Replacement of roof drain strainers, the installation of a chimney "draft inducer" and the replacement of a control system air compressor are of top priority.	\$29,000.00
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide surge suppression system.	\$3,500.00
6	Portable Buildings	N/A	
7	Space Adequacy:		
	7.1 Classrooms	-215.90	
	7.2 Science Rooms/Labs	-113.00	
	7.3 Ancillary Areas	-1.00	
	7.4 Gymnasium	-168.50	
	7.5 Library/Resource Areas	-151.40	
	7.6 Administration/Staff Areas	-399.20	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	1269.00	
	Overall School Conditions & Estim. Costs	220.00	\$328,100.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 2 streets. Adequate.	
1.1.2	Outdoor athletic areas.	4	Open field maintained by the City of Edmonton. 2 basketball backstops on asphalt pad on south block.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground equipment in good condition and maintained by the City of Edmonton.	
1.1.4	Site landscaping.	4	Trees, flower bed and cedar shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fences installed for east, partial south and north sides of parking lot. Bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding around the school especially in parking lot. Need new grading around the building.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalk at all exits. Exposed waterproofing material of concrete foundation walls.	Included in 1.3.4
1.1.8	Safety and security concerns due to site conditions.	1	Students need to cross the street to both outdoor field and playground. (FI) Tall trees too close to high voltage power lines and school building. Trim the trees with care.	\$5,000.00
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		<u>Description/Condition</u>	
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access for entry and exit from 96 Street for staff parking lot.	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus loading and unloading areas along 108 Avenue.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	3	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage installed. Install signage. No handicapped stall signage installed. Install signage.	\$500.00
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	21 marked staff parking stalls. 8 unmarked staff parking stalls. No visitor parking stall. Provide one handicapped parking stall.	\$3,000.00
1.3.2	Layout and safety of parking lots.	4	Aisles are wide enough.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving. 1 catch basin was seen.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked on west entrance of 1961 section; south and west exits of 1961 section; south exit of 1963 section. Repair concrete sidewalks.	\$10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk. See 1.3.4.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut for barrier free access.	
Other				
	Site Conditions Estimated Costs			\$38,500.00

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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	All	Exposed waterproofing material of concrete foundation walls. Beam paints peeled off on west side of 1961 section.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Exterior concrete columns and beams are in good condition. Exterior concrete supports for main entrance canopy are in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	All areas were covered with mineral fibre ceiling tiles.	
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).	3	1961	Built-up roof with blisters. Repair built-up roof (300 sq.m.).	\$40,000.00
			1963	Built-up roof with blisters. Repair built-up roof (300 sq.m.).	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Cat ladders from janitor room near girls washroom on second floor to roof. Some metal flashing caps paint peeled off. Repaint metal flashing.	\$5,000.00
2.2.3	Control of ice and snow falling from roof.	4	All	No exposed eaves troughs. Built-up roof with roof drains.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Skylights were covered with plywood from interior.	
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).	3	All	Some minor chipped facing bricks e.g. south and west of 1961 section. Facing bricks have water stains e.g. north of 1961 section. Facing bricks had effluorescence. Ceramic tiles had some cracked. Beam paints peeled off on west side of 1961 section. Repaint beams.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Plywood soffit joints cracked. Caulk the joints. Metal cladding for fascia in good condition.	\$2,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Facing bricks have water stains e.g. north of 1961 section. Facing bricks had effluorescence.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Downspouts connected to roof drains were installed inside the building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No water mark on walls.	
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	All	Aluminum front entrance doors in good condition. Metal exit doors need repaint. All exit doors need new weatherstrips. Caulking around some exit doors, e.g. south exit of 1963 section.	\$10,000.00

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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	All	Door hinges and closers for all exterior metal doors to be readjusted.	\$5,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic bolts are working properly.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Dirt found between glazing typical. Gaskets need replacement e.g. 124, 125, 126, 216, 221, 224, 225, 226, second floor counsellor and office for adult. Caulking around some windows is required.	\$16,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Operable aluminum window latches along the west wall of 1961 section. Some vinyl rolling blinds need repairs or replacement. Replace insect screens, e.g. 224.	\$2,800.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	Condensation marks on window sills.	Included in 3.2.5
Other					
	Building Exterior Estimated Costs				\$85,800.00

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Section 3	Building Interior	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).	3	All	All interior partitions cracked at corners, e.g. 144. Repair partitions. Paint peeled off in 140. Repaint walls. Cracked concrete blocks at north west corner above exit door in Gym; north east corner of Gym Stage; 2/F Girls Washroom; 2/F Boys Washroom; at door of 224; southeast corner of 224; 102; 101 and 124. (FI) Folding partition between Gym and Stage is in good condition.	\$10,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No major crack on floor was seen. Floor is covered finishing materials.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Carpet has normal wear and tear condition in 101 and 104. Granwood on concrete slab in Gymnasium and Stage damaged. Repair floor. Vinyl tiles scratched and stained e.g. 102, 103, 106, 107, 122., 123, 221, 222, ESL(A). Replace vinyl tiles. Staircase nosing needs repair near Room 208. Tile base in Gym. cracked. Replace tile base.	\$50,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall partitions need repair and repaint. Concrete block walls need repaint. See 3.1.1.	\$30,000.00
3.2.3	Ceiling materials and finishes.	3	All	Replacement of stained mineral fibre ceiling tiles in 102, 103, 104, 106, 107, 122, 123, general office, corridor near girl washroom; damaged ceiling tiles, e.g. 103, 105, 106, SCP, 222. Replacement of damaged suspended ceiling tiles in Basement.	\$10,000.00

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Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Interior wood doors e.g. 107, 226 need repaint. Repaint metal door frames, e.g. 226. Some door hinges need readjustment and door locks need repair, e.g. ESL(A).	\$26,000.00
3.2.5	Millwork.	3	All	Some countertop plastic laminate finish chipped and scratched, e.g. 221, Science 223, 216, Infirmary, ESL(C), 104; counselor. Replace countertop finishes. Cabinet doors catch each others. Cabinet door hinges need adjustment. E.g. Science 223, counselor, AV Storage, Female Staff Rm., 122, 123, 124. Teacher's table needs repair in Science 216. Wood window sills need repair, e.g. 141, 151.	\$32,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards need repair, e.g. 102, 104, 105, 107 222. Chalkboards need replacement, e.g. ESL(C), ESL(D), ESL(E). Whiteboard damaged in 109. Replace whiteboard.	\$2,300.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing rack in Gymnasium.	
3.2.8	Washroom materials and finishes.	3	All	Different types washroom finishes: Concrete blocks; ceramic tiles. Drywall ceiling in good condition. Mosaic tiles in good condition. Suspended ceiling tiles stained in General Office. Replace ceiling tiles.	\$1,000.00
Other					

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Section 3	Building Interior	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</i>		Bldg. Section	Description/Condition	
		4	All	Non combustible and non-sprinklered. Sprinklered in Basement with dry stand pipe.	
		4	All	Adequate.	
		4	All	All classrooms have wood doors and metal frames.	
		4	All	Adequate.	
		4	All	No barrier free access. Barrier free access to Gymnasium. No barrier free access to Washrooms. No barrier free access to Stage. No barrier free access to Second Floor.	
		3	All	Complete hazardous materials audit.	\$5,000.00
		3	All	No acoustic panel in Gymnasium. Provide acoustic panels.	\$5,000.00
	Other				
	Building Interior Estimated Costs				\$171,300.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services			<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Storm drainage to city mains. Roof drains and catch basins in parking lot. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4	All	Exterior hose bibbs with vacuum breakers. No irrigation systems.	
4.1.3	Outside storage tanks.	N/A		No outside storage tanks.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	All	Siamese connection for standpipes. No known problems.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	All	Sprinkler system in basement. This may have satisfied the codes of the day. But it is not known if it complies with today's codes. Investigation requirements and upgrade sprinklers in basement.	\$20,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers located throughout the building. Checked once per year. Appear to be in good condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		No special fire suppression situations in this school.	
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	All	Domestic water supply and pressure appear to be adequate. No known problems.	
4.3.2	Water treatment system(s).	N/A		There is no domestic water treatment in this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Domestic hot water recirculation pump - good condition. Isolation and check valves appear to be in good condition also.	
4.3.4	Piping and fittings.	4	All	Copper domestic water piping and Cast iron drainage piping - appear to be in good condition, despite age.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Toilets, sinks, urinals, showers, drinking fountains - appear to be in good condition. No known problems.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Domestic hot water boiler and storage tank. A.O.Smith model BC399-750-S (359 mbh input). No known problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	Storm sewer from rear catch basin recently repaired. Roof drains - new strainers required.	\$1,000.00
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	All	Heating capacity of boiler plant appears to be adequate to meet building needs. Boilers - 2 Peerless model 170-24-W (3910 mbh input). No known problems.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Andover controls for boilers and Univents. Appears to be working well. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Roof mounted supply fan providing combustion air to boiler room. In spite of this, there is a need for a draft inducer in the chimney to provide proper drafting on Boiler start up.	\$3,000.00
4.4.4	Treatment of water used in heating systems.	4	All	Chemical pot feeders into heating water. Consistent use of chemical. No known problems.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	No known problems.	
4.4.6	Heating air filtration systems and filters.	4	All	Univent filters changed 3-4 times per year. Good condition.	
4.4.7	Heating humidification systems and components.	N/A		There is no humidification on the heating system.	

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	All	Heating piping appears to be in good condition. No known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation appears to be in good condition. Asbestos removed or encapsulated, about 2 years ago.	
4.4.10	Heat exchangers.	N/A		There are no heat exchangers in the heating system.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	There are no mixing boxes in the heating system. Any dampers and linkages are located in the Univent units and appear to be working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).			Heat distribution appears to be satisfactory throughout the entire building.	
4.4.13	Zone/unit heaters and controls.			No known problems.	
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	All	There are no central air handling units in this school. Ventilation is achieved through Univent units and exhaust fans. No known problems with these.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	System was likely designed for approx. 5 cfm of O/A per occupant. Detailed airflow quantities are unavailable. No reports of Adverse conditions.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	System was likely designed for approx. 1 cfm / sq.ft., total supply air. Detailed airflow quantities are unavailable. No reports of Adverse conditions.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust systems in washrooms and classrooms. No known problems with these.	
4.5.5	Separation of out flow from air intakes.	4	All	Separation of air outflows and intakes appears good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special / dedicated ventilation systems.	
Other					

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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	All	Univent controls and Andover system. No known problems.	
4.5.8	Air filtration systems and filters.	N/A		Filters are located in Univent units. Refer to item 4.4.6.	
4.5.9	Humidification system and components.	N/A		No humidification of ventilation system.	
4.5.10	Heat exchangers.	N/A		No heat exchangers in ventilation system.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	No known problems with ductwork or grilles.	
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		No cooling systems in this school.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		No cooling systems in this school.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		No cooling systems in this school.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No cooling systems in this school.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Andover controls. New air compressor in good condition at the moment. There have been problems with the compressor heads. Replace compressor.	\$5,000.00
	Mechanical Systems Estimated Costs				\$29,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services			<u>Description/Condition</u>	
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 on-site pad mounted transformer. Installation is satisfactory. Main Switchboard: 600A, 120/230V, 1PH, 3W, c/w 600A main breaker. Ample spare breaker capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures. Fixture are of the H.I.D. type. Coverage is adequate and no safety concerns expressed.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 20 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. Vehicle plug-ins are timer and temperature controlled.	
	Other				
5.2	Life Safety Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 2001 system. Zoned, supervised and monitored. Condition is good and system is tested annually, and device coverage and location are satisfactory. Ample spare capacity in the system.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is provided by battery packs and remote heads. Coverage is satisfactory. All packs operational.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are provided DC power from the battery packs.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3		None provided; concern expressed about power spikes.	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, well identified, and c/w directories. All panels have spare breaker spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition. Adequate number of receptacles have been provided.	
5.3.5	Motor controls.	4		Wall mounted starters have been provided for motor control. Installation and operation satisfactory.	
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	All	Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures for the most part are c/w T12 lamps and standard ballast's. Fixtures are in generally good condition. Illumination levels are as follows: Classrooms: 50 to 60 fc Hallways: 25 to 30 fc Washrooms: 30 fc Staff Rooms: 65 fc Gymnasium: 30 to 40 fc Administration: 60 to 70 fc Library: 55 fc.	
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	Recommend to replace existing fixtures with new T8/electronic ballast fluorescent fixtures as existing fail and need replacing. As existing exit lights fail, and need replacing they should be replaced with LED type exit lights.	
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		Nutec telephone system has been provided. System is adequate, no concerns expressed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA/intercom system has been provided. System is adequate and operation is satisfactory. No concerns expressed.	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	All	Cat. 5 cabling has been provided; data outlets have been provided in classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Data cabling installation is satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Installation is satisfactory. Data equipment located in a storage room adjacent to the general office. Area is secure and well ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits have been provided for data equipment via a new panel that was installed recently.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	No master clock system provided. Electric clocks have been provided in all areas.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Section	Description/Condition	
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					
	Electrical Systems Estimated Costs				\$3,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
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		
	Portable Buildings Estimated Costs			\$0.00

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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	14		1384.10	20	80	1600.00	-215.90	Use Elementary Area Guidelines Capacity 700.
7.2	Science Rooms/Labs		73.40 22.80 75.80	172.00	3	95	285.00	-113.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			529.00	2 3	130 90	530.00	-1.00	
7.4	Gymnasium (incl. gym storage)	1 1	434.3 24.2	458.50		570.0 57	627.00	-168.50	
7.5	Library/Resource Areas		74.3 74.3	148.60			300.00	-151.40	
7.6	Administration/Staff, Physical Education, Storage Areas			279.80		467 95 117	679.00	-399.20	
7.7	CTS Areas								
	7.7.1 Business Education							0.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs							0.00	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2758.00		836 401 168 84	1489.00	1269.00	
	Overall Space Adequacy Assessment			5730.00			5510.00	220.00	