

School Facility Evaluation Project  
Part I - Facility Profile and Summary

School Name: Savanah School  
Location: Savanah, Alberta

School Code: 1305  
Facility Code: 1838

Region: North  
Jurisdiction: Peace Wapiti Regional Division No. 33

Superintendent: Mr. Gerry Mazer  
Contact Person: Mr. Al McEwan  
Telephone: (780) 532-8133

Grades: K-12

School Capacity: 275

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	1964	1	518.3	Loadbearing concrete block on slab-on-grade/wood roof structure.	School heat and ventilation by furnaces. Dugout water supply. Sewage to lagoon.	Same as below.
Additions/ Expansions	1970	1	233.4	Loadbearing masonry walls on crawlspace wood floor and roof structures.	School heat and ventilation by furnaces. This applies to all additions.	Ductwork in crawlspaces appear ok even though in extremely humid environment. Concerns of mold/mildew in ducts and possible rotting of ducts at isolated area. Poor indoor air quality concerns. This applies to all additions.
	1973	1	572.6	Steel frame "Butter" building on steel floor structure on crawlspace.		Significant moisture in crawlspace. Poor details at steel building.
	1976	1	1085.8	Steel floor/roof on crawlspace.		School buildings data sheets incorrectly indicate masonry construction for steel buildings.
	1985	1	103.2			

Evaluator's Name: Vivian Manasc, MRAIC, MBA  
& Company: Manasc Isaac Architects Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1964 (1985)			New windows 1987. New sidewalks 1999. Modernization 1985 (insulation of 1985 section interior walls v. covered GWB).	All furnaces replaced approximately two years ago. Crawlspace sumps do not keep crawlspace "dry".	Conditions of furnaces good, however, furnaces do not provide good indoor air quality. Recommend adding crawlspace ventilation currently not in place. Other system may need adjustment to suit.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1968	1		No longer in use (abandoned).	One furnace for heat and ventilation of portable. No fire extinguisher evident.	Furnace is old and should be replaced. Heat exchanger may have leaks. Current operation ok. Add fire extinguisher.
List of Reports/ Supplementary Information	None available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Wet site difficult to drain.	\$ 5,000.00
2	Building Exterior	Deteriorating masonry walls and gymnasium roof.	\$ 51,000.00
3	Building Interior	Well maintained. Needs new flooring, some new millwork and improved acoustic separation between classrooms.	\$ 60,000.00
4	Mechanical Systems	New heating and ventilation systems recommended for improved indoor air quality (cost reflected). Plumbing fixtures ok. Plumbing original and should be replaced (cost reflected). School is not sprinklered and controls should be upgraded with heating and ventilation. Crawlspace ventilation and ductwork requires replacement. Building services not ideal but appear ok. Sprinkler system is not practical with current water supply (no cost carried).	\$ 396,000.00
5	Electrical Systems	Generally good condition and to current codes.	\$ 53,000.00
6	Portable Buildings	Replace furnace recommended and add fire extinguisher.	\$ 10,100.00
7	Space Adequacy:		
	7.1 Classrooms	Adequate	
	7.2 Science Rooms/Labs	Adequate	
	7.3 Ancillary Areas	Insufficient	
	7.4 Gymnasium	Generous	
	7.5 Library/Resource Areas	Small, but adequate.	
	7.6 Administration/Staff Areas	Small	
	7.7 CTS Areas	Adequate	
	7.8 Other Non-Instructional Areas (incl. gross-up)	As required.	
	Overall School Conditions & Estim. Costs		\$ 575,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Okay	
1.1.2	Outdoor athletic areas.	3	Site is often wet, drainage is poor. Little can be done, as this is a general topographic condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Some newer equipment.	
1.1.4	Site landscaping.	4	Okay	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Okay	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor drainage overall on site (swampy area).	
1.1.7	Evidence of sub-soil problems.	3	Yes, water is very high in crawlspace and around the school. Very swampy area.	
1.1.8	Safety and security concerns due to site conditions.			
Other		3	Unhealthy musty smell in the school. When access hatch is open there is moisture condensing on all cold surfaces.	
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Adequate	

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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).	4	Okay, paved.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Adequate	
1.2.4	Fire vehicle access.	4	Adequate	
1.2.5	Signage.	3	Minimal signage - could be improved.	\$5,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Adequate	
1.3.2	Layout and safety of parking lots.	4	Adequate	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - good condition.	
1.3.4	Layout and safety of sidewalks.	4	Concrete	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - good condition.	
1.3.6	Curb cuts and ramps for barrier free access.		N/A	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>	4		\$ 5,000.00

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).	3	64	Slab-on-grade - lots of movement. Not much can be done about this.	
		3	70	Steel trusses and wood 2x4 joists.	
		4	73	Steel floor structure on crawlspace.	
		4	76	Steel beam/truss metal deck on crawlspace. Crawlspace is wet.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	64	Zonolite filled concrete block - loadbearing.	
		3	70	Loadbearing masonry walls.	
		3	73	Steel structure (rigid frame, pre-engineered structure).	
		3	76	Concrete block single wythe exterior wall.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	64	Steel roof structure, repaired in 1985 (new glulam).	
		4	73	Gymnasium - steel rigid frame with purlins and metal deck. Structure appears to be sound.	
		4	76	Steel structure.	
		4	85	Steel rigid frame.	
2.1.4	Control/expansion joints.				
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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).	F1	73	Gymnasium - insulation has failed (moisture). Roof appears to be leaking or condensation is dripping. Roof assembly seems to have been modified. Further investigation is required. \$10,000 to \$30,000.	\$10,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).			N/A	
2.2.3	Control of ice and snow falling from roof.			N/A	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A (have been boarded up).	
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, effluorescence, water stains).	3	64	Cracking block noted - patching and filling seems to be on-going (maintenance item). Unfinished concrete block needs insulation and cladding.	\$25,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Some damage at fascias and soffits.	\$8,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	All	Evidence of some infiltration and moisture.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	All	Poor - RWL's cause water to drain into crawlspace in some places.	\$7,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3		Gymnasium roof - evidence of damage/moisture/condensation. See 2.2.1.	
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).				

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	73	Some hardware loose/missing. Replace loose/missing hardware.	\$6,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Okay - generally adequate.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Replaced in 1985 - good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3		Deteriorating badly at masonry walls. See 2.3.1.	
Other					
	<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>	<b>3</b>			<b>\$ 56,000.00</b>

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		Prefinished GWB/vinyl/battens (demountable), some painted GWB.	
		3	64	Block walls, vinyl covered GWB finish on exterior walls.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	76	No movement evident. Lots of moisture from wet crawlspace. Flooring structure not really damaged.	
Other		3	All	Very wet crawlspace, musty smell from standing water. Access hatch rusty. See mechanical for recommendations.	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	70	Flotex carpet/VA tile in classrooms and some corridors - replace. 1000 m2 @\$38.00	\$38,000.00
		3	73	Gymnasium storage - old VA tile is damaged/hardwood floor in gymnasium is good.	
		4	76	Original vinyl sheet flooring - joints lifting, some scratches. Carpet in office.	
3.2.2	Wall materials and finishes.	4	73	Wood on gymnasium walls - good.	
		4	76	Vinyl covered GWB battens/demountable.	
		4	76	Aluminum frame partitions, glass/GWB - vinyl, in good condition.	
3.2.3	Ceiling materials and finishes.		64	T-bar ceiling (used to be exposed steel structure).	
		F1	73	Gymnasium roof - rotten above finish.	
		4	76	T-bar ceilings - good condition.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	76	Wood doors/good hardware. Aluminum store fronts at office and vestibule.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	76	Good quality oak millwork with plastic laminate tops.	
		3	76	Damaged plastic laminate in washrooms. Replace damaged laminate.	\$5,000.00
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Good condition.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Okay	
	3.2.8 Washroom materials and finishes.	4	64	Ceramic tile.	
			76	Demountable prefinished GWB/concrete block.	
Other					
3.3	<b>Health and Safety Concerns --- 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</b>		Bldg. Section	Description/Condition	
3.3.1		4		Non-combustible.	
3.3.2		4		Block walls provide ratings between sections of the building.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).			
3.3.4	Exiting distances and access to exits.		Okay	
3.3.5	Barrier-free access.		Okay	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).		N/A	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	Throughout - demountable partitions allow excessive noise transmission between classrooms. Add insulation above ceilings throughout.	\$15,000.00
Other		3	Mice are typical in the building and could pose a health hazard.	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>	<b>4</b>		<b>\$ 58,000.00</b>

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	All	A. Rain water leaders splash to grade. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A. Exterior hose bibbs. Conditions noted ok by maintenance.	-
4.1.3	Outside storage tanks.	-	All	None	N/A
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	2	All	A. No hydrants or siamese. No municipal water supply.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).		All	A. No fire suppression systems.	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	A. Hand extinguishers in corridors, science room and flammable storage room, not in cabinets. B. Hand extinguisher in gymnasium within cabinet. C. Some extinguishers are dated and may need replacement.	\$ 1,500.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	-	1976	A. Flammable storage cabinet in Room 125.	-
Other				Sprinkler system not viable with no municipal water supply.	

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).	5	All	A. Private dugout water supply with pressure pump, cistern, and two pressure tanks. Upgraded within past year. B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	5	SHED	A. RO unit, chlorination and water softener for potable water. B. Cistern, tanks and treatment units located in heated shed near school.	-
4.3.3	Pumps and valves (including backflow prevention valves).	-	All	A. No backflow prevention.	-
4.3.4	Piping and fittings.	3	All	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Should replace. B. Cast iron sanitary original. Some pipe replaced with ABS/PVC and copper. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	A. No handicapped fixtures noted. B. Plumbing fixtures are old (obsolete) but in good condition. Should replace with piping. C. Science room acid neutralization tank (small) for each sink, gas turrets and main gas manual shut off valve in room. Conditions appear good.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1964	A. One gas domestic hot water tank rated at 32.4 MBH and 40 USGAL complete with recirculation pump. Serves entire school domestic hot water. Condition is good. Located at Room 109.	-
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	A. Sewage to lagoon. B. One crawlspace sump for surface water under gymnasium. Pump condition ok as noted by maintenance. C. One crawlspace sump under administration area for surface water needs to be deepened. Pump condition ok as noted by maintenance.	See Below
Other				Plumbing System Upgrade Estimate	\$153,500.00

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	A. Entire school heated by furnaces. No back-up. B. Reliability should be good since furnaces are approximately two years old. C. Classroom furnaces range from 40 to 75 MBH. Furnaces ranging 100 to 150 MBH serve larger areas including groupings of classrooms. A 150 and 125 MBH furnace serve gymnasium. D. Furnace replacement necessary to suit ventilation upgrades.	-
4.4.2	Heating controls (including use of current energy management technology).	4	All	A. Programmable thermostat furnace controls.	-
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	A. Combustion air duct provided for each furnace and conditions are good. B. Combustion flues on furnaces in good condition.	-
4.4.4	Treatment of water used in heating systems.	-		N/A	N/A
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	-		N/A	N/A
4.4.6	Heating air filtration systems and filters.	4	All	A. 1" flat filter either in furnace or in return air duct to furnace.	-
4.4.7	Heating humidification systems and components.	-	All	None	N/A



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).	F.I.	All	A. 1973 and 1976 ductwork in crawlspace appears good, however, ductwork is subject to humid environment and may contain mold/mildew. Ductwork may also have isolated rotting. Further investigation required. Assume replacement is required. B. 1964 and 1970 ductwork in ceiling space or sidewall plenums. Condition appears good.	See Below
4.4.9	Heating piping, valve and/or duct insulation.	4	All	A. No ductwork insulation except some internal lining on outdoor air ducts to furnaces.	-
4.4.10	Heat exchangers.	4	All	A. Gas heat exchangers on furnaces are two years old and should be in good condition.	-
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	A. Most furnaces have fixed outdoor air. B. Dampers and linkage condition of furnaces serving 1973 and 1976 areas, including gymnasium, are unknown. Limited access. Assume ok since no complaints. Used for free cooling on warm days.	-
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	A. General comfort ok.	-
4.4.13	Zone/unit heaters and controls.	4	SHED	A. One gas unit heater in water treatment system shed. Heater quite new. Condition is good. Thermostat control.	-
Other				Heating System Upgrade Estimate	\$115,000.00

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	A. Furnaces throughout school. See heating. B. No air flow data available.	-
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	A. Furnace outdoor air unknown. B. Most furnaces (1964 and 1970 areas) have fixed 6" outdoor air duct. C. Furnaces serving 1973 and 1976 areas (including gymnasium) appear capable of 100% outdoor air for free cooling only. Assume 10% outdoor air otherwise.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).		All	A. AC/H unknown.	-
4.5.4	Exhaust systems capacity and condition.	3	All	A. Washroom exhaust is provided and operating, however, exhaust appears undersized to properly remove odours. Recommend upgrade. B. No janitor exhaust at 1970 and 1973 areas. Recommend adding exhaust to these rooms.	See Below
4.5.5	Separation of out flow from air intakes.	2	1976	A. Some concerns regarding poor proximity of furnace flues near combustion air and outdoor air intakes at Room 134. This affects nine furnaces located at this room.	See Below
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1976 1973	A. 1976 Gymnasium exhaust fan for warm day operation. Interlock with furnaces providing free cooling. B. 1973 Science room fume exhaust booth is small. Fan does not appear to function. Maintenance to address.	See Below
Other		2	1973 1973/ 76	A. 1973 Science chemical storage room does not have any exhaust. Recommend adding exhaust. B. 1973/76 furnaces serving these areas are centralized to common furnace/mechanical room (Rooms 114 and 134). C. 1973 and 1976 area return air by ceiling space. D. Gymnasium floor grilles supplied by crawlspace ductwork.	See Below
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).	4	All	A. Furnace thermostats. See heating.	-
4.5.8	Air filtration systems and filters.	4	All	A. 1" furnace filters. See heating.	-
4.5.9	Humidification system and components.	-	All	None	N/A
4.5.10	Heat exchangers.	4	All	A. Gas heat exchangers on furnaces. See heating.	-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	F.I.	All	A. Ductwork in crawlspaces may need replacement.	See Below
Other				Ventilation System Upgrade Estimate	\$126,000.00

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).	-	All	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	All	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	All	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	-	All	None	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.	-	All	A. None. School on manual systems. B. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of \$76,000 (not carried in over-all cost estimates).	-
Overall Mech Systems Condition & Estim. Costs		4			\$ 396,000.00

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		400A, 2P, 120/240V overhead service square D CDP Distribution Centre with Fused Disconnect -- installed 1985 (170A demand)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Incandescent lighting at exits, 1 damaged "yard" light - does not meet minimum standards.	\$ 5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		2 - 12 plug-in parking areas -- South parking lot has separate metered electrical overhead service.	
	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).	4		Edwards EST 5 zone panel (2 spare). Recently up-graded -- meets current code with exception of "strokes".	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Recessed self-contained "Dual-Lite" battery units -- meet current code requirements.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signage system meets current code requirements.	
	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.	2		None	\$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panelboards - SQ 'D' -- up-graded 1985 good condition -- generally 10-20% spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	4		Specification grade receptacles, stainless steel coverplates, copper wiring x-link insulation in conduit.	
5.3.5	Motor controls.	4		Individual Square D automatic and manual motor starters -- equipment 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).	3		Lighting generally florescent, recessed 2 x 4 -- 4 & 2 lamp luminaires in classroom. Lighting levels above recommended levels. Classroom/Offices -- 800 lux Corridors -- 500 lux, Gym -- 700 lux	\$ 5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		On-going replacement as units fail -- no reported or detected PCB ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Lamps replaced as T-8 but luminaires/lenses discoloured -- recommended complete retrofit.	\$20,000.00
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		NEC -- 2 line system dedicated lines -- fax, distance learning, student union.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Dukane 3200 manual school intercom/paging system -- older technology but in good condition	\$10,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	3		Data cabling run to all classrooms and administration areas -- does not meet category 5 standards.	\$ 5,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Cable run in free air in ceiling and walls -- no conduit or raceway system.	\$ 5,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		No designated closets or communication rooms -- cabinets and backboards located in service rooms.	\$ 1,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Adequate to meet current requirements, but no capacity for future expansion Computer Lab has dedicated panel board.	
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).			None	
5.6.2	Intrusion alarms (if applicable).	4		Magnum Alart 1000 security system keypad, motion sensors, door interlocks.	
5.6.3	Master clock system (if applicable).	4		Simplex 2300 signal control system Battery operated clocks.	
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs		3			\$ 53,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.	3	Lennox furnace appears quite old. May have heat exchanger leaks. Recommend replacement with new programmable thermostat.	\$ 5,000.00
6.1.9	Ventilation system.	2	Furnace has 6" fixed outdoor air duct. Poor indoor air quality. Recommend upgrade to ventilation air with new furnace.	\$ 5,000.00
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	No fire extinguishers evident. Add extinguisher.	\$ 100.00
6.1.12	Barrier-free access.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>	<b>2</b>		<b>\$ 10,100.00</b>

School Facility Evaluation Project  
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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	2	74.8	461.9	6	80	480	-18.1	Classrooms are sufficient for current enrollment.
		1	86.6						
		1	78.3						
		1	74.6						
		1	72.8						
7.2	Science Rooms/Labs	1	73.7	86.2	1	120	120	-33.8	Science labs adequate.
		1	12.5						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	76.7	152.9	1	130	310	-157.1	No music space - more ancillary space needed.
		1	41.9		2	90			
		1	34.3						
7.4	Gymnasium (incl. gym storage)	1	418	532.1	1	512	563	-30.9	Gymnasium is small - change rooms needed.
		1	34.3		1	51			
		1	47.7						
		1	32.1						
7.5	Library/Resource Areas	1	111.7	111.7	1	150	150	-38.3	Library is small but appears to be adequate.
7.6	Administration/Staff, Physical Education,	1	40	107.9	1	347	347	-239.1	Office space is minimal.
		1	35.4						
		1	18.8						
		1	13.7						
7.7	CTS Areas								
	7.7.1 Business Education	1	97.6	97.6	1	115	115	-17.4	One computer lab only.
	7.7.2 Home Economics								
	7.7.3 Industrial Arts	1	152.9	152.9				152.9	Classroom converted to IA in 1985 modernization.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			810.15	1	784	784	26.15	
	Overall Space Adequacy Assessment			2513.35			2869	-355.65	School is somewhat small but not overly crowded.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Indoor air quality generally very poor.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments



School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments