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School Facility Evaluation Project
Part IV - Additional Notes and Comments

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)	1998-1999		625	New linoleum and acoustic ceiling tile for five classrooms (four science + one double classroom). Recent carpet in Conference Room and Guidance/Counseling area. Staff Lounge newly modernized - new linoleum, acoustic ceiling tile and new kitchen millwork.		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)				No portables		
Total (including Portables)			7,989.30			
List of Reports/ Supplementary Information	Asbestos Materials Survey (March, 1999)- attached					
	Fire Safety Inspection - unavailable					
	Mini Plans (November 1998) - attached					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	12 acre site. Playfields need re-seeding. Attractive mature landscaping at main entry. Parking area requires resurfacing.	\$40,000.00
2	Building Exterior	Exterior is in generally good repair except for the curtain wall system which is showing signs of failure.	\$900,000.00
3	Building Interior	Major replacement of original aging finishes required. Includes flooring, painting and ceiling replacement. Review acoustical treatment at Band Room	\$552,500.00
4	Mechanical Systems	Replace lavatories, upgrade/ remove showers. Upgrade ventilation in specific rooms for user comfort.	\$101,600.00
5	Electrical Systems	Replace CDP, replace aged exterior fixtures , provide FA-strobes, upgrade emergency lighting and exit signs. Replace panels, provide new circuits, power and data outlets. Retrofit lighting	\$461,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 269.23 m2	
	7.2 Science Rooms/Labs	Surplus of 19.09 m2	
	7.3 Ancillary Areas	Deficiency of 190.87 m2	
	7.4 Gymnasium	Deficiency of 109.17 m2 - includes stage area (used for climbing wall) and dance studio	
	7.5 Library/Resource Areas	Deficiency of 37.46 m2	
	7.6 Administration/Staff Areas	Surplus of 165.39 m2	
	7.7 CTS Areas	Deficiency of 641.3 m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 1112.8 m2. - Includes lunchroom and kitchen.	
	Overall School Conditions & Estim. Costs		\$2,055,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	12 acres including city park areas on southeast sides (city property). School sits on a rise above the extensive playing fields.	
1.1.2	Outdoor athletic areas.	4	In good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	3	Re-seed portion of grassed area at top of the hill (100'X60'). Mature evergreens and deciduous in good condition in attractive planting at entry. Interior courtyard being gradually re-landscaped. Provide funds for further work.	\$6,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition - repainted in Spring 1999.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage on all sides.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	Vehicles entering parking lot are crossing double yellow line on main road (in order to access parking from south). No convenient alternate location for parking.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Two vehicular entries to parking lot. Curb cuts into entries require enlargement.	\$3,000.00
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	Bus drop-off on roadway adjacent to school (eleven buses in total).	
1.2.4	Fire vehicle access.	4	Access to all four sides.	
1.2.5	Signage.	4	School name clearly visible from roadway.	
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	Visitor parking on roadway adjacent to school - issue with residential neighbors for available curbside parking spaces. Not enough staff parking (52 staff) - (see 1.3.3). No dedicated handicapped stall.	
1.3.2	Layout and safety of parking lots.	3	Fenced lot. See 1.2.1 for costs.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel. Poor drainage, heaving and mud. Difficult to negotiate if disabled. Tracks mud into school. Excavate, grade and asphalt for 52 stalls.	\$26,000.00
1.3.4	Layout and safety of sidewalks.	4	Good.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt. Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No barrier free access provided. Add ramp to southwestern exit doors (8" drop).	\$5,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$40,000.00

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).	4	All		
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1961	Large crack between Weight Room (corridor) and Storage Room 215 (1/2 - 3/4 " opening). Repair and inspect for hidden damage.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All		
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 available. Leakage noted for both Industrial Arts room (109) and adjacent Arts room (110). May be original roof. [Estimate to reroof entire school with EPDM: \$235,000.00]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Both	Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	N/A	Both	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	Both	No skylight.	
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).	4	Both	No sign of problems.	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	Both	Flashings appear in good condition 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).	4	Both	No evident problems.	
	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).	2	1961	Water stained ceiling tiles in regular pattern adjacent to windows/exterior wall on 2nd lower west facing classrooms. Possibly indicates failure of curtain wall system (see 24.4 for costs). Replace ceiling tiles when source of problem corrected (see 3.2.3 for costs).	
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).	4			

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			
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4			
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Exterior of windows re-caulked three-four years ago. Many windows have ponding water on sills. Seals coming apart on a majority of replaced aluminum operable windows. Curtain wall system failing. Replace all.	\$900,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Wood window sills in poor condition. Repair/repaint or replace as required with window upgrade. See 2.4.4 for costs.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1961	Condensation noticeable on windows (see 2.4.4 for costs).	
Other					
	Overall Bldg Exterior Condition & Estimated Costs				\$900,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		No issues.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No issues.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	Both	Original vinyl tile and linoleum should be replaced where upgrading has not already taken place. (See Part 1 for location of new linoleum floors). Replace carpet in Music Room and adjoining office, Drama Room, Administration offices and Library. Remove carpet from Physical Education office. Refinish stage and gymnasium wood flooring. Replace recessed entry mats.	\$100,000.00
3.2.2	Wall materials and finishes.	3		Extensive repainting required throughout school of block and g.w.b.. walls. (Selective painting done 4-5 years ago.) Remove vertical paneling in corridor on 2nd floor and replace with rated materials (flame spread issue).	\$95,000.00
3.2.3	Ceiling materials and finishes.	2	both/ 1961	Replace glue-on ceiling tile with acoustic suspended tile in all corridors and some classrooms: (Some classrooms previously upgraded - see Part 1). Repaint peeled wood ceiling in Industrial Arts (109) and adjoining Arts Room (110). Coordinate with roof leak repairs, (see 2.2.1).	\$55,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	Both	Repaint interior doors, repairing/replacing as required. Replace all kickplates.	\$25,000.00
3.2.5	Millwork	3	Both	Refinish, repaint cabinetry and relaminate counters or replace/remove as required (some millwork inappropriate depths). Replace millwork in Home Ec & Sewing room.	\$95,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	Both	Add interior signage for all washrooms and other areas as required, add venetian blinds at music room. Blinds are difficult to operate in general. Service all blinds to ensure good operation. Clean all blinds.	\$5,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1961	Stage area used as climbing wall.	
3.2.8	Washroom materials and finishes.	2	All	Paint block and g.w.b. at walls and ceilings (see 3.2.2 for costs). Replace metal partitions. Replace stained sinks and old fixtures with new lavs in millwork counters. Replace all accessories. Quarry and mosaic tile floors in good condition.	\$50,000.00
Other		3	Both	Repaint/refinish handrails and wood panels in stairwells. Some treads damaged, repair as required.	\$7,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>				
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).	4		Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	1961	Remove vertical wood panelboard in corridor on second floors and replace with rated material, northeast section (see 3.2.2 for cost). Review buildings for further materials.	
3.3.4	Exiting distances and access to exits.	FI	1961	Locked fire doors between corridors (corridor currently used as Weight Room - locked when not in use) - exiting distances to second exit exceed code - relocate fitness room.	
3.3.5	Barrier-free access.	2	both/ 1961	No dedicated barrier-free washroom (ladies Staff washroom is barrier free). Elevator required to second floor. Add orthopedic washrooms (2). No barrier free access to main entry - modify.	\$115,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		Asbestos Material Survey in use.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	Both/ 1961	Glue-on-ceiling tiles are repeatedly falling down causing a safety concern. Begin replacement program for entire school (see 3.2.3 for costs). Provide acoustic panels for Music Room after acoustical review of decibels generated..	\$5,000.00
Other					
Overall Bldg Interior Condition & Estimated Costs					\$552,500.00

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		No parking lot catch basins - surface drainage to City of Calgary.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Irrigation to playing field c/w backflow preventor. Hosebibbs with vacuum breakers.	
	4.1.3 Outside storage tanks.	N/A		No known tanks.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4	All	Hydrant within 90 meters. No siamese.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	FHC located throughout.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Portable hand extinguishers located throughout.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All	No observed special storage areas.	
	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	All	4 inch main, 4 inch fire service, 2 1/2 domestic water.	
4.3.2	Water treatment system(s).	N/A	All	No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Current backflow prevention in place. No domestic water booster pumps.	
4.3.4	Piping and fittings.	4	All	Water copper piping - solder joints may contain lead. Sanitary - cast iron and copper DWV. Storm - cast iron.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Flush valve w.c.'s, flush tank urinals, wall mounted vitreous china lavs with separate spigots. Locker room showers in poor condition - this does not concern the staff due to the non usage by the student population. Replace wall-mounted lavs at washrooms (see 3.28 for costs).	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		1967 wing - Hon Wood 402 domestic water heater (35,000 btuh) c/w Grundfoss recirc pump. 1961 wing - Hone Wood 502 (32,000 btuh) and John Wood 402 c/w Grundfoss recirc pump. Abandoned steam boiler and heat exchanger for domestic water.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Both sanitary and storm drainage to City of Calgary. Sump in boiler room for floor drains. Sumps below IA shop and in 1967 fan room for storm weeping tile.	
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		1961 wing - 2 built up steam boilers they operate well but are near the end of the expected life cycle (40 years old). Condensate tank and pump are in working order. Boiler insulation is suspected of containing asbestos. 1967 wing - Beaver heating water boiler (2,250,000 btuh). Duty - standby pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Pneumatic control through out on all systems - compressors in both mechanical rooms. Both appear to be in good working order. No BMS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air in both mechanical rooms. Both chimneys in working order.	
4.4.4	Treatment of water used in heating systems.	4		1967 wing - Dearborn 546 c/w chemical pot feeder. Steam system Dearborn.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	All safety controls on all boilers.	
4.4.6	Heating air filtration systems and filters.	4	1967	Bypass filter on water boiler.	
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		1961 wing - steam piping to perimeter radiation. Supply and return air ducted to classrooms at high level. 1967 wing - hot water piping to perimeter radiation. Supply and return air ducted to classrooms at high level.	
4.4.9	Heating piping, valve and/or duct insulation.	4		1967 wing - piping, breaching and ductwork insulated. 1961 wing steam heating piping, breeching and ducting insulated. Domestic water main from basement not insulated.	
4.4.10	Heat exchangers.	N/A		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		It was reported the gym, the lunch room (which is currently used as a wrestling room) and the music rooms in 1961 wing are poorly ventilated. This area requires a ventilation upgrade. A separate AHU should be installed for these areas.	\$ 101,600.00
4.4.13	Zone/unit heaters and controls.	4		Steam unit heaters are located at the entrances of the 1961 wing and in the mechanical spaces. Water cabinet unit heater are located at the entrances of the 1967 wing.	
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.	4		1961 wing - 6 swamp coolers used as supply air fans in built up room used as plenum. Steam coil on the outdoor air, return air ductwork c/w fans and mixing air section. Trane-Torrivent c/w steam coil located in storage room to ventilate the 2nd floor work out room, office and music room. Roof mounted AHU c/w a steam coil for the IA area. 1967 wing - 2 swamp coolers with a typical set up to the 1961 wing.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outdoor air ductwork, dampers and plenums in working condition - unknown quantities of CFM per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Supply and return ductwork through out the building - good condition - unknown air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust fans located throughout - capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No known or reported problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Kiln exhaust, science room exhaust fans (one was operating rough at the time of the site visit), lunchroom kitchen exhaust, dark room exhaust fan, Shop dust collector, paint hood exhaust, IA room exhaust fan.	
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).	4	See 4.4.2	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	One swamp cooler in each fan room used for humidification in the winter.	
4.5.10	Heat exchangers.	N/A	None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Ductwork, dampers, diffusers all appear in working order.	
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).	4		Swamp coolers as per 4.5.1	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		As per ventilation section.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		see 4.4.2	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
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		None.	
Overall Mech Systems Condition & Estimated Costs					\$ 101,600.00

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).	3		Underground service from padmounted transformer. Main disconnect 1000A, 208/120V, 3 phase with splitter to: 600A CDP- Westinghouse obsolete model with no space for expansion, 600A and 400A sub to the other parts of buildings. Splitters in good condition, however replacement of CDP 600A is recommended.	\$8,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Flood light and wall packs on perimeter controlled by photocell and timer. Small wall incandescent with aged lenses, should be replaced, otherwise in good condition.	\$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		18 duplex outlets on steel tubular rail controlled by thermostat. In good condition.	
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Simplex 2001 zoned, supervised system. Panel and passive graphic is located at main entrance. Smoke detectors in stairwells. 2 thermal detectors in main office. Bells only, no strobes. Strobes should be installed, otherwise in good condition.	\$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Battery packs and remote heads are operational. Some remote heads are not properly aimed. Additional units and heads are required for proper space coverage.	\$7,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs are 120V not connected to emergency power. Recommended action: signs should be connected to emergency power and retrofitted with LED.	\$9,000.00
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 on computer hubs power supply in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of panels feeding outlets in classrooms are of obsolete models and full without space for additional circuits.	\$70,000.00
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	Majority concealed, partly surface, good condition. Typical classroom has 2 duplex outlets plus 1 new duplex outlet for computer. Additional outlets are required.	\$50,000.00
5.3.5	Motor controls.	4	All	Loose starters - good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Classrooms - suspended 2 lamp fixtures with louvres, classrooms with T-bar ceiling have 2 x 4. Corridors and office - suspended 2 lamp with louvres, 1 x 4 down lense, 2 x 4 in T-bar ceilings. Gym - strips with wireguards. Luminaires are complete with magnetic ballasts and T-12, F40/34W lamps. Lighting levels are low in some areas, especially in industrial art and art classrooms. Upgrade lighting system.	\$80,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$190,000.00
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 is NT Meridian in good condition. No voice mail.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - via phone system plus SR tuner and amplifier. 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	Concealed and partly surface/secured. Distribution in computer room in wiremold. Typical classrooms are complete with 1, 4-plex data outlet. The system is in good condition, however needs expansion.	\$38,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch panels in closets in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs 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).	4	All	Silent Knight with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Lathem LTR4-384 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					\$461,000.00

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>		No portables	
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 & Estim Costs			\$0.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency m ²	Comments/Concerns
		No.	Size m ²	Total Area m ²	No.	Size m ²	Total Area m ²		
7.1	Classrooms	17	14@77.39 73.67- 96.3	1330.77	20	80	1600	-269.23	
7.2	Science Rooms/Labs	5	15.7- 111.86	499.09	4	120	480	19.09	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	35.67- 161.94	429.13	2 4	130 90	620	-190.87	
7.4	Gymnasium (incl. gym storage)	1	8.7- 535.1	787.83	1	815 82	897	-109.17	Includes stage area (used for climbing wall) and dance studio
7.5	Library/Resource Areas	1	310.98 21.56	332.54	1	370	370	-37.46	
7.6	Administration/Staff, Physical Education, Storage Areas		5.4- 106.9	1036.39		562 160 149	871	165.39	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345	-345	
	7.7.2 Home Economics	2	117.05 103.12	220.17	2	160 100	260	-39.83	
	7.7.3 Industrial Arts	2	145.3 - 149.38	368.58	2	280 375	655	-286.42	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2984.8			1872	1112.8	Lunchroom and kitchen included here.
	Overall Space Adequacy Assessment	35		7989.3	39		7970	19.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments