

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Simon Fraser Junior High			School Code:		9646
Location:		Calgary - 5215 - 33rd Street NW			Facility Code:		1628
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		7 - 9			School Capacity:		665
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	3 plus bsmnt	4,792.10	Masonry, brick and concrete exterior, flat roof of unknown construction	Hot water perimeter radiation with swamp coolers for ventilation.	
Additions/ Expansions		1982	2	331.36	Masonry, brick cladding, flat roof of unknown construction	Hot water perimeter radiation and AHU's for ventilation.	
		1984	1	332.88	Masonry, brick cladding, flat roof of unknown construction		
Total (excluding Portables)				5,456.34			
						Evaluator's Name:	Anne Underwood - Graham Edmunds
						& Company:	Alastair Muir - Graham Edmunds
							Mark Yunker, Wiebe Forest (Mech.)
							Milan Gerza, Wiebe Forest (Elec.)

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Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Upgrading/ Modernization (identify whether minor or major)	1982		219.20			Minor renovations of one classroom to computer lab; staffroom to classroom, and of counseling area to a staffroom.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1992		422.90	2 detached units: Frame, metal siding, aluminum windows, sloped roof (exposed wood decking on wood beams). 4 attached units: Frame, wood and metal siding, aluminum windows, flat roof of unknown construction.	Self-contained heating/ventilating units.	Six units - four attached date from 1992, two detached are older, brought onto site.
Total (including Portables)			5,879.24			
List of Reports/ Supplementary Information	Facility Asbestos Manual (March 1999) - available. (Not attached.)					
	Fire Safety Inspection (October 1999) - see appendix					
	Mini Plans, Division Facility Audit (May 1983) - see appendix					
	Structural Report (March 27, 2000) - see appendix					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large steeply sloping site. Paving and landscaping required. Attractive rock garden at entry walk required some maintenance work.	\$62,500.00
2	Building Exterior	Cladding is in good condition. Original windows have deteriorated - replace.	\$437,600.00
3	Building Interior	In poor condition due to age. Ceilings and wall finishes require replacement in many areas. Most floor, and several other finishes contain asbestos. Costs for abatement during upgrading are not included. No barrier-free access to the school - will be very expensive to install due to school been built into sloped site.	\$827,700.00
4	Mechanical Systems	Add backflow prevention. Additional ventilation needed for computer room.	\$35,500.00
5	Electrical Systems	Replace main CDP, upgrade exterior lighting and exit signs. Replace panels, starters, provide additional circuits, power and data outlets, upgrade and retrofit lighting. Repair or replace master clock.	\$292,000.00
6	Portable Buildings	Generally good. 4 attached, 2 freestanding. Require barrier free access to free-standing portables and exit stair off 2nd exit. Carpets will need replacement at attached portables.	\$24,200.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 497.50 m ² .	
	7.2 Science Rooms/Labs	Deficiency of 45.7 m ² .	
	7.3 Ancillary Areas	Deficiency of 171.22 m ²	
	7.4 Gymnasium	Deficiency of 221.90 m ² (Gym is closer to size for capacity of 600 students(595 m ²) and would then have a surplus of 80.1 m ² - including use of the stage area @ 216.1 m ² . Without the stage area it would be deficient by 136 m ² .)	
	7.5 Library/Resource Areas	Surplus of 49.60. Note that this includes an area currently being used as a classroom but divided from the library only by a half-height wall.	
	7.6 Administration/Staff Areas	Deficient by 450.32 m ² . Area originally designed for storage is being used for Drama and included in Ancillary calculation above (118.09 m ²).	
	7.7 CTS Areas	Total deficiency of 191.7 m ² over 4 rooms.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 797.08. Includes lunch/kitchen areas (168.31 m ²). Some inefficiencies may be due to grade changes.	
	Overall School Conditions & Estimated Costs		\$1,679,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good sized site slopes from NE corner both from north to south and east to west. Fields contiguous with those of Sir Winston Churchill Senior High to the west and community centre to the south.	
1.1.2	Outdoor athletic areas.	4	In good condition. Adjoining fields at Sir Winston Churchill High School available for use if free.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Basketball hoops located in parking lot. Relocate (will require a paved area).	\$5,000.00
1.1.4	Site landscaping.	2	Reasonable condition. Mature vegetation in rock garden at entry - garden requires some work. Add sod to sloped dirt area between portables and major classroom block (seed has not taken). Add exterior hose bibb at boiler room to allow for 1st year of watering. Add 100' cotoneaster hedging at upper west walks to protect sloped, grassed areas from shortcutting students heading to detached portables.	\$14,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4		
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Drainage to building on 3 of 4 sides. Area between existing classroom block and portables problematic - requires grass (and therefore watering) to stop dirt blowing into air intakes and windows of attached portables. Water will drain towards portables which are typically on a wood foundation. See 1.1.4 for costs.	
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Vehicular access is poorly marked (one vehicular entrance on 33rd street). Main entrance for pedestrians is not immediately visible, and not easily accessible from parking area. Add barrier free walkway from parking lot to main entry along east side of building	\$5,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Partial gravel area at North utility/fire lane - paved entry needed to prevent slope erosion and tracking of mud through building.	\$5,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site drop off area at north side of site provides access to school through gravel/dirt area. See 1.2.2	
1.2.4	Fire vehicle access.	4	Access on three sides - 2 streets and 1 parking lot.	
1.2.5	Signage.	3	Building name is clearly visible from roadway on North face of building. No directional signage for vehicular or pedestrian entrance. Allow for entrance signage.	\$1,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	45 stalls. No dedicated handicapped parking stalls. Plug-ins available for each stall.	
1.3.2	Layout and safety of parking lots.	3	Basketball courts located in parking lot - relocate. See 1.1.3 for costs.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Asphalt has potholes, major cracks subsidence in area where new underground cable run - needs regrading and resurfacing	\$25,000.00
1.3.4	Layout and safety of sidewalks.	2	No sidewalk from south exit to detached portables - students walk through parking lot. Poor layout form main classroom block to portables - revise.	\$5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete walk and stairs at main entry cracked, sloped. Repave and replace.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	No barrier free access to school. Child accessing site in wheelchair would need to be dropped off in parking lot due to steep access from roads to north and east. Would be difficult to access fields. Any new walkway from parking to main entry could and should be barrier free (See 1.2.1 for costs).	
Other				
	Overall Site Conditions & Estimated Costs			\$62,500.00

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	1964	See 3.1.2	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems noted.	
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	All	No roofing reports available Flat roof of unknown construction and unknown age.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	No visible downspouts (all internal). Refer to above.	
2.2.3	Control of ice and snow falling from roof.	NA		Flat roofs.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1964	Two skylights have been damaged by vandalism. One leaking at office. Other skylight in good condition. (4 total)	\$10,000.00
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	All	No damage or deterioration of cladding.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Good condition for all flashings.	
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			
2.3.4	Interface of roof drainage and ground drainage systems.	NA		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No obvious damage.	
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).	2	1964	Replace original double doors, frames and hardware.	\$11,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1964	Replace with original doors noted in 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1964	Replace all exterior windows - signs of condensation at many window, deterioration of seals, missing hardware.	\$416,600.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1964	As noted in 2.4.4, some latches for operable units are missing. Some blinds are damaged - remove all blind running channels. Repair /replace blinds as required. See 2.4.4 for costs.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1964	Condensation is visible on most windows located in major classroom block at 2nd and 3rd levels. See 2.4.4 for costs.	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$437,600.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	2	All	Masonry partitions for a majority of the walls. Remove fixed moveable partition between lunchroom and adjoining classroom and replace with solid g.w.b. partition.	\$4,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1964	Cracking in linoleum apparent on 3rd level (uppermost level) of classroom block across corridor and into adjoining classrooms. Cracks, which appear at joints in structure probably due to settlement of structure and lack of control joint in flooring material (linoleum). Refer to attached structural report. When flooring replaced use non-shrinking grout feathered into place at joints to minimize stresses on lino (assumption made that there is no topping).	\$5,000.00
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Original linoleum and tile throughout - replace at 1964 sections. Refinish stage flooring (used for gym activities). Finish on large gym not wearing well (3 years old). Refinish. (Review warranties.) Replace flooring in basement areas.	\$172,000.00
3.2.2	Wall materials and finishes.	3		Block walls and g.w.b. partitions. Repaint all.	\$65,500.00
3.2.3	Ceiling materials and finishes.	F.I.	All	Glue on tile - replace all tile (80% of all ceiling). Coordinate with any roofing or mechanical work. Ceiling in office and front lobby area is wood strips open to above. Collects major amounts of dust and is a constant source of irritation for staff. Ceiling is used for R/A, further information is required to determine how to retrofit.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	2	All	All interior doors need painting & refinishing. Replace kickplates.	\$20,000.00
3.2.5	Millwork	2	All	All millwork needs painting / refinishing. Most millwork is original. Replace or re-laminate counters as required in specific areas.	\$217,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2		Add acoustic panels at drama and music rooms. Acoustical review needed to determine extent and placement.	\$10,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Clean curtains for stage. Gym equipment adequate.	\$10,000.00
3.2.8	Washroom materials and finishes.	3	All	Replace ceiling tile in all washrooms with g.w.b. (See 3.2.3 for cost.) Replace all toilet partitions. Wall-mounted sinks badly stained - replace with lavs in millwork counters. Quarry tile flooring in adequate condition. Redo staff washrooms (partial and inadequate conversion of former offices to staff washrooms has been undertaken).	\$66,000.00
Other		3		Repaint or replace older lockers - depending on age and damage. Replace all tote boxes in girls and boys lockers.	\$46,200.00
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-sprinklered, non-combustible construction except gym storage underneath stage.	
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).	4		Concrete block.	
3.3.4	Exiting distances and access to exits.	4		Appear to be reasonable.	
3.3.5	Barrier-free access.	2		No accessible ramp or elevator or facilities. Add elevator and 2-stop lift (providing access to upper split levels will require costly design and major renovations.) Add 3 fully accessible dedicated washrooms.	\$194,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Reviewed Asbestos Facility Manual. Asbestos still present in mudding for mechanical, floor tiles, some counter tops, and at wall behind kiln. Any renovations or upgrades will need to allow for asbestos abatement.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	1964/ 1984	Exterior electrical wall boxes are hazardous and provide climbing elements - security and safety issue. (Students can get onto roof.) Add barriers. Basketball courts in parking lot is a safety concern. Move (see 1.3.3 for costs).	\$10,000.00
Other		1	1982	Mechanical room opens into drama classroom. This drama classroom was not originally design as instructional space and has never been properly upgraded. No costs provided as no obvious solution besides closing "classroom". Open storage room in corridor from drama room requires closed entry (9'x6') - add. Upgrade storage below stage to rated storage (g.w.b. and proper taping).	\$7,500.00
	Overall Bldg Interior Condition & Estimated Costs				\$827,700.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Parking lot catch basin - field drainage surface to City of Calgary.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		Hosebibbs - vacuum breakers required.	\$500.00
	4.1.3 Outside storage tanks.	N/A		No known tanks.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
	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		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).	1	All	No backflow in place, no domestic booster pumps.	\$10,000.00
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)	4	All	Flush valve w.c.'s, flush tank urinals, well mounted vitrous china lavs with separate spigots.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Newer state SBT70 domestic water heater c/w recirc pump.	
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.	
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		Two Beaver BG 3000 hot water boilers (3,000,000 btuh), 3 expansion tanks, duty-standby pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Pneumatic control throughout on all systems - compressor c/w air dryer appears 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. Chimney and breeching in working condition.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 546 c/w chemical pot feeder.	
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		Bypass filter on water boiler.	
4.4.7	Heating humidification systems and components.	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).	4		Heating 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		Piping and ductwork insulated.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Computer room 120 needs additional ventilation/cooling.	\$25,000.00
4.4.13	Zone/unit heaters and controls.	4		Cabinet unit heaters at the entrances.	
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		1964 - wing - 3 swamp coolers used as supply air fans in built up room used as plenum. Heating coils on the outdoor air, return air ductwork c/w fans and mixing air section. Roof mounted Haakon Pen Pak - 70 AHU (3000 dvm) c/w and dx coil for the 1984 addition area. 1982 wing - Trane 10LPHF TH with dx coil and Trane return fan.	
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 qualities of CFM per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Supply and return ductwork throughout 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, lunchroom kitchen exhaust, dark room exhaust fan, shop dust collector, pain hood exhaust.	
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	Swamp coolers in 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		2	Filters in the AHU located in the 1982 addition and the 1964 plenum clog with dirt within two weeks of being changed. The area between the school and the portables has no grass and the dirt blows into the outdoor air intake louvers. See 1.1.4 for costs.	

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, dx coils in AHU's located on the roof and in the lower mechanical room of the 1982 wing.	
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					\$35,500.00

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 CDP 208/120 V - 3 phase 800 A, Westinghouse of obsolete model with no spare for expansion.	\$16,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Three luminaires, wall mounted at parking lot - one luminaires damaged. Needs upgrading. Replace damaged fixtures and provide additional.	\$6,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		12 duplex receptacles on rail, 16 on wall - 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).	4		Edwards EST 6632 zoned with panel and passive graphic at main entrance. Bells with strobes.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting by local battery units appears to be operational.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Some exit signs do not work due to burned lamps. Retrofit with led kits.	\$5,000.00
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.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of branch panels are of obsolete manufacture with spare parts difficult to obtain. Panels are full with no space for expansion.	\$68,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		none	
5.3.4	General wiring devices and methods.	3	All	Lack of receptacle outlets is obvious, many extension cords and power bars are in use.	\$17,000.00
5.3.5	Motor controls.	3	All	Loose starters. Some are obsolete. Replace obsolete starters.	\$12,000.00
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, library, corridors - 1 x 4, 2-F40 with down lense or eggcrate louvers. Stairwells - cube lights. All fluorescent luminaries are complete with magnetic ballasts and T-12 F40 lamps. Lighting levels are satisfactory, however upgrade of the system is recommended.	\$72,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballasts due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommended action: Replace ballasts with electronic and all lamps with T-8 lamps.	\$68,000.00
Other		3	Gym	Dimming system in gym is obsolete - replace the system	\$11,000.00

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	Phone switch: NT Meridian, Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA rack with Sonny tuner and CD player. The system operates via phone - 2 zones, in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 - good condition. The system needs expansion, more outlets are required throughout the building.	\$14,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Partly in conduit and open in ceiling space in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch panels on shelves or plywood in closets and cabinets in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	As per sine information - Hubs are on dedicated circuits.	
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		none	
5.6.2	Intrusion alarms (if applicable).	4	All	Contonics RX1608 with motion sensors. The system is in good condition.	
5.6.3	Master clock system (if applicable).	2		Simplex 2350, as per site information, the clock is defective and needs to be replaced.	\$3,000.00
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					\$292,000.00

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).	4	6x6 blocks, treated wood frame and skirts.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	No signs of leaks or ice build-up.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal cladding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpets should be replaced in group of four classrooms. Recent flooring in both stand along relocatables okay.	\$13,200.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.	4	Self-contained heating/ventilation units.	
6.1.9	Ventilation system.	4	as above	
6.1.10	Electrical, communication and data network systems.	4	Luminaires, emergency lighting, power and data outlets are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Exit stairs required at all backdoors (two needed) for 3' drop. horizontal cladding (covered in some locations by preventative sheet metal), a climbing hazard.	\$5,000.00
6.1.12	Barrier-free access.	2	No barrier free access to both stand alone relocatables (2) Add ramps. Interior ramp to attached portables.	\$6,000.00
	Overall Portable Bldgs Condition & Estimated Costs			\$24,200.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10	69.3-79	782.5	16	80	1280	(497.50)	Areas for equivalent new facility from pre 1974 guidelines. Four attached and two freestanding relocatables not included in area calculations for "this facility".
7.2	Science Rooms/Labs	3	76.3 114.5 123.5	314.3	3	120	360	(45.70)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	104.5 118.09 136.19	358.78	5	2@130 3@90	530	(171.22)	Includes CTS art space and former storage area inadequately converted (118.09). Note that the stage is used for PE (included in 7.4 below).
7.4	Gymnasium (incl. gym storage)	1	443.5 216.1 15.5	675.1	1	815 82	897	(221.90)	Includes stage area which is used for Physical Education.
7.5	Library/Resource Areas	1	322.6 17	339.6	1	290	290	49.60	Note that this includes an area being used as a classroom - but "classroom" is only divided from library by 1/2 height wall. Open "corridor" runs through middle of library.
7.6	Administration/Staff, Physical Education, Storage Areas		8.5-93.7	306.68		467 160 130	757	(450.32)	Area originally designed for storage (118.09) is being used as Drama room - not an appropriate teaching space. Included in 7.3 above.
7.7	CTS Areas								
	7.7.1 Business Education	2	69.3 85.6	154.9	2	115	230	(75.10)	Computers.
	7.7.2 Home Economics	1	112.1	112.1	1	160	160	(47.90)	
	7.7.3 Industrial Arts	1	211.3	211.3	1	280	280	(68.70)	
	7.7.4 Other CTS Programs								Arts - CTS program - when school built would have been ancillary area included in 7.3 above.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2201.08			1404	797.08	Lunch and kitchen areas included here (168.31 m2).
	Overall Space Adequacy Assessment	22		5456.34	30		6188	(731.66)	

Evaluation Component/ Sub-	Additional Notes and Comments
Section 7	Lack of supervised eating area is of concern to staff (part of original lunchroom has been subdivided off to make an extra classroom).
Section 7	Drama area in basement is unattractive, with no natural light. (Originally designed as storage areas and has mechanical rooms opening directly off of it.) Advise that it return to storage or that proper upgrade be made.
Section 1	Area between classroom block upslope and attached portables has been filled and seeded. Seed hasn't taken on the slope (usually doesn't). Air intakes on north side at a low level are currently sucking up dirt, and dust and dirt comes in through windows if opened. Area should be sodded over (planting shrubs and landscaping will probably not keep dirt down. Will require watering and therefore new exterior hose bibb. However, water is likely to flow downhill towards the portable, the 2 northernmost of which are filled above the wood foundations. This area should be reviewed further.
Section 3.2.8	Staff washrooms have been "created" out of former office space. This space has never been fully converted - two partitions and toilets have been installed in a corner of a small lockable room. There appears to be no floor drain. Inappropriate. Requires prompt action.