

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Sir John A. MacDonald			School Code:		9652
Location:		Calgary - 6600 - 4th Street NW			Facility Code:		1632
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		7-9			School Capacity:		780 (total)
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	1966	2 + partial bsmnt	5,124.60	Masonry, brick, metal siding, stucco fascia. Aluminum and vinyl windows. Combination of flat and sloped roofs of unknown construction.	Hot water perimeter radiation with swamp coolers for ventilation		
Additions/ Expansions	1970	1	2,228.70	As above.	S/R fan with humidifier and mixing section.		
Total (excluding Portables)			7,353.30				
					Evaluator's Name:	Anne Underwood, Graham Edmunds	
					& Company:	Alastair Muir, Graham Edmunds	
						Mark Yunker, Wiebe Forest (Mech.)	
						Milan Gerza, Wiebe Forest (Elec.)	

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables		
Total (including Portables)			7,353.30			
List of Reports/ Supplementary Information	Asbestos Material Survey (March, 1999) - see appendix					
	Fire Safety Inspection (February, 2000) - see appendix					
	Mini Plans (April 1999) - see appendix					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large sloping site space. Playfields are contiguous with those of neighboring schools and city park. Shared roadway and entry. Some site work is required including top-dressing & re-seeding of playfields	\$64,500.00
2	Building Exterior	Exterior cladding in good condition except for stucco deterioration apparent on older portion of school. Repair. Windows in 1976 area have reached their life span and should be replaced.	\$119,000.00
3	Building Interior	Original finishes showing signs of age and general areas will require upgrading and replacement including replacement of flooring (no costs included for asbestos abatement). Repaint all. Provide barrier free access to 2nd floor.	\$542,000.00
4	Mechanical Systems	Add booster pumps. Replace washroom, kitchen and shower fixtures. Replace domestic boiler.	\$41,000.00
5	Electrical Systems	Upgrade exterior lighting, fire alarm system - provide strobes, upgrade and retrofit exit signs, replace magnetic ballast's and T12 lamps with electronic and T8 lamps	\$163,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 86.9 m2 - 2 classrooms used for systems courses.	
	7.2 Science Rooms/Labs	Deficiency of 45.4 m2 - includes prep areas	
	7.3 Ancillary Areas	Surplus of 141.1 m2	
	7.4 Gymnasium	Deficiency of 691.1 m2	
	7.5 Library/Resource Areas	Surplus of 8.8 m2	
	7.6 Administration/Staff Areas	Deficiency of 229.9 m2	
	7.7 CTS Areas	Deficiency of 601 m2 -includes Art and Drama CTS	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 859.7 m2 - includes kitchen and tuck shop.	
	Overall School Conditions & Estimated Costs		\$929,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large sloping site. Playfields of adjacent Senior High School and Community Centre are contiguous with those of Sir John A MacDonald.	
1.1.2	Outdoor athletic areas.	3	Aerate, topdress and reseed two playfields.	\$6,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	No creative structures.	
1.1.4	Site landscaping.	3	Minimal landscaping. Area around building needs remedial work. Natural footpaths should be hardsurfaced to control mud.	\$10,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Finish and repaint all guard rails and flagpole. Refinish benches.	\$5,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage from building.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4		
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Concern regarding vehicular access from 64th avenue. Drop-off areas on shared roadway/entry/exit with Catholic School adjacent. Safety concern due to congestion produced. Allow funds for signage and to improve vehicular circulation flow.	\$5,000.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Shared roadway and parking with adjacent high school is asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No busing to this school.	
1.2.4	Fire vehicle access.	4	Access from all sides - school fronts onto 2 city streets. Level playfields to north and east of building.	
1.2.5	Signage.	4	School name clearly visible.	
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).	3	Adequate staff parking. No barrier-free stall designated. Add signage.	\$500.00
1.3.2	Layout and safety of parking lots.	4	L-shaped layout. Additional lot on North side of building is accessed from adjacent High School parking lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt. Poor drainage: ponding, cracks, potholes - re-grade and pave within the next five to seven years.	\$30,000.00
1.3.4	Layout and safety of sidewalks.	4	Numerous cracked concrete slabs at walkways - replace.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Ensure bottom of exterior stair near main entrance has positive drainage away from stairs. Ponding occurring adjacent to industrial/graphic arts wing - slope to drain with replacement of walks.	\$7,500.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Access available on south side. Add curb cut at principle entrance (west side). (see 1.3.5 for cost)	
Other				
	Overall Site Conditions & Estimated Costs			\$64,500.00

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

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	Both	No roof reports or information available. May be original roof. [Estimate to replace all roof areas with EPDM roof: \$300,000.00]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Both	Appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	4	Both	Guards over main entrance.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	Both	No skylights.	
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	1970		
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Fascia stucco (3' deep) cracked and peeling in spots. 1967 - Stucco on east side of classroom block peeling and stained. Replace stucco areas.	\$10,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	No evident problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	All	Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No sign of problems.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1970	Refinish/repaint exterior of all exit doors.	\$2,000.00

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).	3		Accessories working properly. Replace all kickplates at exterior doors. Replace all weather seals.	\$4,000.00
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).	3	1967	Window frames replaced with - appear to be of poor quality. Some seals are damaged and typically sill space between window panes is dirty with peeling paint. Green fungus growing between some window panes on second floor. Replace windows in this section of the building or perform extensive maintenance. Review all windows in 1970 addition and replace interior seals as required. Recaulk exterior of all windows in 1970 addition.	\$100,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1967	Replace ugly, outdated blinds in Home Economics room.	\$3,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4			
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$119,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	Both	No evident problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	No evident problems.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Replace carpeting in Administration area, Staff lounge, Staff Workroom, Drama, Physical Education and Library. Weight Room - remove flooring, replace with vinyl tile or rubber flooring. Remove carpet from Library classrooms. Replace old linoleum in corridor to Industrial Arts wing and corridor to Music Room. Dead spots in Gymnasium floor - floor to be replaced this spring. Replace all 9 x 9 vinyl tile. Asbestos abatement a concern. See Asbestos Audit. Refinish stage floor.	\$160,000.00
3.2.2	Wall materials and finishes.	3	All	Extensive painting required. Remove all vinyl wall coverings in Administration area and reception desk - paint. Includes repainting of all cabinet heaters.	\$90,000.00
3.2.3	Ceiling materials and finishes.	2	All	Replace glue on tile in specific areas. Replace damaged acoustic tiles in weight room	\$30,000.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	1967	Refinish and stain wood entry doors to gymnasium.	\$500.00
3.2.5	Millwork	3	Both	Refinish/paint extensively. 1967 - relaminate all millwork at Home Economics. 1970 - Replace library sign out desk - outdated and worn.	\$45,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Both	Add acoustic panels to Music Room and Gymnasium after acoustical review. Add 30 whiteboards. Repaint lockers in Change rooms. Replace corridor lockers.	\$90,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	3	Both	Replace ceiling tiles and /or masonite of sub ceilings. Replace old linoleum flooring (see 3.2.1 for costs). Repaint all walls (see 3.2.2 for costs). Replace partitions. Replace wall-mounted sinks with lavs mounted in millwork counters (see 4.3.5 for costs). Replace all accessories.	\$24,000.00
Other		3	1967	Replace plastic/rubber covers on handrails in stairwells. Replace with clear birch if possible. Replace wood panels attached to metal supports with clear wood sheets (birch panels). Replace broken mirror in weight room - 4'X8'.	\$4,500.00
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Both	Appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Both	Appears acceptable.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	Both	Storage under stage - exposed wood joists, cluttered storage space and storage under stairs. Need properly rated finishes. All materials beneath stage (props, costumes, debris) should be removed.	\$3,000.00
3.3.4	Exiting distances and access to exits.	4	Both	Appears acceptable.	
3.3.5	Barrier-free access.	1	Both	No access provided. Main level at grade. Elevator required for second floor. Add orthopedic washrooms (one per level).	\$95,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		Asbestos materials survey in effect.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4			
Other					
Overall Bldg Interior Condition & Estimated Costs					\$542,000.00

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 basins - field drainage surface to City of Calgary.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		Hosebibbs - vacuum breakers required. Irrigation line to outside, pump removed for season.	\$500.00
	4.1.3 Outside storage tanks.	N/A		No known tanks.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	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 extinguisher 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		4 inch main, 4 inch fire service, 3 inch domestic water from City of Calgary.	
4.3.2	Water treatment system(s).	N/A		No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Some backflow prevention in place, no protection hose bibbs, premise isolation, humidifier supply, etc. No domestic booster pumps	\$8,500.00
4.3.4	Piping and fittings.	4		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		Flush valves w.c.'s, flush tank urinals, wall mounted cast iron enamel lavs with separate spigots. A number of the lab faucets need repair/replacement. Enamel kitchen sinks in the home economics and boys locker room are chipped and stained. Showers in locker rooms are in poor condition.	\$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Ruud (460,000 btuh) domestic boiler c/w 1000 gallon storage tank, depending on previous maintenance the equipment is nearing the end of the expected service life.	\$12,000.00
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.	
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		2 Liberty water boilers (1040 sq/ft heating surface) complete with duty/standby pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4		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 safety controls on all boilers.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter.	
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		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		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).	4		No reported problems. It was observed that the music room was warm at the time of the site visit, but it is unknown if this is a common experience.	
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		1970 wing - plenum type fan room with return fan, supply fan, o/a section c/w dampers, humidifier section and mixing section. All equipment in this fan room is in reasonable working condition (the humidifier is showing some signs of age). 1967 wing - plenum type fan room with three swamp coolers, o/a coil and return air fans. Equipment is in reasonable working condition. I.A. area has built up unit c/w swamp cooler and heating coil.	
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 throughout the building - good condition - unknown air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust fans located throughout capacity unknown. All in working condition except the hood in the I.A. shop which is no longer being used.	
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, darkroom exhaust fan, shop dust collector, paint 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, and humidifier section in built up unit (1970 wing) 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					\$41,000.00

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		Underground service with main board Square D-ML 800A, 208/120V, 3 phase. Good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Wall packs and one arm fixture at rear yard plus canopy lights in good condition. Control by photocell. Provide additional flood lights in parking lot.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		23 duplex receptacles on steel tubular rail 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 4002, zoned, supervised system with passive graphic at main entry in good condition. Bells - no strobes. Provide strobes.	\$5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Local battery units with adequate coverage in good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs 120 V, not connected to emergency power. Retrofit with LED and connect to emergency power.	\$8,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	4	All	Surge protection at hubs - good condition.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panels have generally 4 to 6 spaces for expansion. Good condition.	
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.	4	All	Wiring and wiring devices in good condition. Classrooms - typical 2 to 3 duplex outlets. Computer labs - power poles and wiremold.	
5.3.5	Motor controls.	4	All	Loose starters in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms - surface or suspended fixtures with louvers, 1 x 4 recessed in T-Bar ceiling, 1 x 4 surface wraps. Corridors - 2 x 4 recessed, surface with louvers and surface down lenses. Office - 1 x 4 recessed. Gym - strips complete with wireguards. Luminaries are complete with magnetic ballasts and T-12 F40/34w lamps. Fixtures are clean and in good condition. Lighting levels are satisfactory.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Replace all magnetic ballasts and T-12 lamps with electronic ballasts and T-8 lamps.	\$145,000.00
Other					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Telephone switch NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - via phone system plus Sonny tuner, CD player 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).	4	All	Part in conduit, part loose cables secured. Typical classroom has 1 - 4-plex data outlet. Computer lab - wiremold in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs in 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 complete with Regency 4660C pad, motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 2350 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				\$163,000.00

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 & Estimated Costs			\$0.00

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	17	74.3 - 92.9	1353.1	18	80	1440	-86.9	2 classrooms used for systems courses.
7.2	Science Rooms/Labs	5	85.5 - 97.5	434.6	4	120	480	-45.4	Includes prep areas.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	79 - 174.4	671.1	2 3	130 90	530	141.1	
7.4	Gymnasium (incl. gym storage)	1	445.9 13	458.9	1	815 82	1150	-691.1	
7.5	Library/Resource Areas	1	309.8 29.3 19.7	358.8	1	350	350	8.8	
7.6	Administration/Staff, Physical Education, Storage Areas		4.7 - 106.3	541.1		467 160 144	771	-229.9	
7.7	CTS Areas								
	7.7.1 Business Education	1	127.5	127.5	3	115	345	-217.5	
	7.7.2 Home Economics	2	78.5 128.3	206.8	1 1	160 100	260	-53.2	
	7.7.3 Industrial Arts	2	156.3 - 197	389.1	1 1	280 375	655	-265.9	
	7.7.4 Other CTS Programs	2	81 - 84.6	165.6	2	115	230	-64.4	Includes Art and Drama CTS
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2646.7			1787	859.7	Includes kitchen and tuck shop.
	Overall Space Adequacy Assessment	37		7353.3	38		7998	-644.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Section 7	School Administration at Sir John A MacDonald is grappling with the issue of how to handle students in a supervised manner during the lunch hour. Currently using an unused Industrial Arts classroom for a lunch area.
Section 7	School Administration would like to remove wall between CTS Art Room and adjacent classroom to make a larger, more workable space.
Section 7	Showers in Change Rooms typically not used. Removal and renovation of these areas should be considered in any upgrade.
	New plans should indicate location of additions, renos, and related building areas as was done on 1979 plans.