

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Calgary	School Name:	Sir John Franklin Junior High			School Code:	9649
	Location:	Calgary - 2215 - 8th Avenue NE			Facility Code:	1630
	Region:	South			Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo
					Telephone:	214-1123
	Grades:	7-9			School Capacity:	640 (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	1965	2 + partial bsmnt	5,124.60	Masonry w/ brick, stucco, & metal cladding. Aluminum windows. Combination of flat and sloped roofs of unknown construction.	Hot water perimeter radiation with swamp coolers for ventilation.	Second level is only above classroom block. Some sloped roofs clad with metal siding.
Additions/ Expansions	1982		245.86	As above.		
Total (excluding Portables)			5,370.46			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)

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)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)			No portables			
Total (including Portables)			5,370.46			
List of Reports/ Supplementary Information	Asbestos Materials Survey (March 1999) - see appendix					
	Fire Safety Inspection (February, 2000) - see appendix					
	Mini Plans (March 1999) - see appendix					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good site conditions. Fields need top-dressing and reseeding and some asphalt areas require patching	\$17,400.00
2	Building Exterior	Cladding in good condition. Windows should be replaced. Moisture damage at concrete foundation in mechanical basement requires remedial work. Roof requires further investigation to determine extent of work required.	\$237,300.00
3	Building Interior	Most of the original finishes are in poor condition due to age. Extensive refurbishment required.	\$710,000.00
4	Mechanical Systems	Add booster pumps. Replace washroom fixtures. Cooling unit required for kitchen.	\$48,500.00
5	Electrical Systems	Upgrade exit signs, replace panels. Provide new circuits, power and data outlets. Retrofit interior lighting	\$214,000.00
6	Portable Buildings	No portables currently on site.	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency -117.6 m2 (Includes 4 classrooms (317.6m ²) used for Mentally Challenged/Behaviour Adaption/Paced Remedial/ and Integrated Occupational programs	
	7.2 Science Rooms/Labs	Deficiency -62.6 m2 (Total area includes science storage areas (2 @17.2 and 14.5))	
	7.3 Ancillary Areas	Deficiency -245.2 m2	
	7.4 Gymnasium	Deficiency -245.5 m2 (Storage area consists of two small rooms @ 13.0 and 11.7. Stage area included as it is used as a PE area.)	
	7.5 Library/Resource Areas	Surplus 38.1m2	
	7.6 Administration/Staff Areas	Deficiency -448.2 m2	
	7.7 CTS Areas	Deficiencies : -76.1 @ Bus.Ed.; -38.6 @ Home Ec.; -32.5 @ Industrial Arts totaling 147.2 m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency of -599.94 m2 (Includes 199.6 m ² lunchroom)	
	Overall School Conditions & Estim. Costs		\$1,227,200.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site shared with adjacent school. Park also contiguous with playfields.	
1.1.2	Outdoor athletic areas.	3	Reshale ball diamond. Fill and seed over gopher holes. Top-dress & re-seed playing fields (2)	\$6,400.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Asphalt play areas have potholes and cracks where form portables were located - resurface.	\$7,000.00
1.1.4	Site landscaping.	3	Minimal vegetation. Add plantings of trees and shrubs at main entry. Asphalt play areas only (shared with adjacent school).	\$4,000.00
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).	4	Positive drainage on all sides of buildings.	
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	3	Potholes in asphalt are a tripping hazard. See 1.1.3 for costs.	
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).	4	One vehicular turn-around and one parking lot entrance. One pedestrian access direct to main entrance. Minimal vehicular/pedestrian interaction.	
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	Off-site area on street at front of entrance is used as the main drop-off. Handi-buses drive directly onto the paved areas of the site in order to pick up disabled students from the special programs.	
1.2.4	Fire vehicle access.	4	Main road on one side, parking lot on west side and play areas on the other two sides.	
1.2.5	Signage.	4	School name visible from main road.	
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	Adequate parking. No designated barrier-free parking stall. There is suitable parking for disabled directly in front of main entrance.	
1.3.2	Layout and safety of parking lots.	4	Fenced lot - secure from pedestrian traffic and play fields.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel - would like to asphalt . (Pockets of mud when wet.) Estimated cost: \$5,000.00	
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 walls. Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Access via parking lot or turn-around area.	
Other				
	Overall Site Conditions & Estimated Costs			\$17,400.00

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		No sign of problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Main and upper levels show no signs of problems	
		F.I.		Basement (boiler and fan rooms) floods every spring. Rust is evident on old boiler base. (Mechanical has advised that this boiler is not in use.) Concrete foundation walls showing signs of damage from moisture. Perform remedial work at exterior of foundation wall: trench, lay drainage tile, pipe to storm sewer, repair existing wall, add new water proofing to exterior of wall, etc. Disused boiler should be disassembled and removed. Extent of work and associated cost will require further investigation.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4			
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		Maintenance staff report "new" roof in summer of 1999 (may have been major repairs). Leaking still occurs at the front entrance. No roofing reports available. (Estimated cost of new EPDM roof for entire building: \$200,000.00.)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories visible from grade appear in good condition.	
2.2.3	Control of ice and snow falling from roof.	4		Most of the facility is flat roofed. Sloped canopies have snow and ice control.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		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		No sign of problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No problems visible.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3		Envelope appears to be in good condition - some minor remedial work (review of cause, repointing of bricks, grouting as required) to be done at cracks around exterior doors.	\$5,000.00
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).	4		No deterioration apparent.	
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		Paint all exterior doors.	\$1,400.00

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	Replace all kickplates at exterior doors.	\$700.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	1	Three door closers from gym do not properly close - replace. One door bottoms out on concrete - repair.	\$200.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Older aluminum framed windows (RUSCO) single paned with 4" air space. Air space contains dust and sill deterioration - replace.	\$226,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Approx. 50% of sealed internal blinds do not work or are damaged - see 2.4.4 for pricing . Some metal screens need repair or replacing.	\$4,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of heavy condensation.	
Other				
Overall Bldg Exterior Condition & Estimated Costs				\$237,300.00

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		No sign of problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Minor settlement cracks (repaired).	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2		Old linoleum and carpets in certain areas (75% of total) require replacement. Refinish and varnish stage floor - beginning to splinter at the edge. Replace recessed rubber entry mats.	\$156,000.00
3.2.2	Wall materials and finishes.	2		Repaint entire school. Remove existing wall coverings in administration and refinish walls with painted g.w.b.	\$90,000.00
3.2.3	Ceiling materials and finishes.	2		Remove all glue-on-ceiling tile - replace with GWB or suspended ceiling tile. Replace all washroom and corridor ceilings with GWB (90 - 95% of total area). Original wood ceiling in Industrial Arts in excellent condition. Ceiling in lobby is texture coat with asbestos. (Refer to Asbestos Audit attached.) Should be sealed or replaced with different product.	\$200,000.00
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.	2		Doors in good condition. Repaint all doors, refinish specific ones. Replace all kickplates.	\$7,000.00
3.2.5	Millwork	3		Re-laminate a majority of the counters. Refinish/repaint all shelving units in library and administration areas.	\$35,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2		Add whiteboards to classrooms - minimum of 2 per classroom. Existing blackboards in good condition.	\$17,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	2		Replace linoleum - see 3.2.1 for pricing. Replace ceiling - see 3.2.3 for pricing. Replace partitions. Add millwork counters and new lavatories. Replace all accessories.	\$40,000.00
Other		2		Remove and replace old sets of lockers. 200 full length lockers required. (\$30,000.00) All locks stick or do not turn with master key. Rekey school. (\$40,000.00) Interior signage a haphazard collection of assorted styles and colours. Redo with any upgrade. (\$4,000.00)	\$74,000.00
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	Appears non-combustible (block walls). Non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Appear to be present.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Solid wood classroom doors. Painted block walls.	
3.3.4	Exiting distances and access to exits.	4	Appear acceptable.	
3.3.5	Barrier-free access.	2	No access to second floor - add elevator. Access to main floor adequate. Add a barrier free washroom on each floor (2)	\$90,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos materials audit in use. Assume any major renovations will require funds for asbestos abatement.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	Ladder to Mechanical Room over gym a safety issue with staff. Review.	
Other				
	Overall Bldg Interior Condition & Estimated Costs			\$710,000.00

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 and field drainage surface to City of Calgary	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hosebibs with vacuum breakers. 2" irrigation line to outside - capped.	
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" main, 3" fire service, 3" domestic water from City of Calgary	
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	Some backflow prevention in place, main water service and fire standpipe has not been done. No domestic booster pumps.	\$8,500.00
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)	3	all	Flush valve w.c's. flush tank urinals, wall mounted cast iron enamel lavs with separate spigots. Showers in locker rooms are in poor condition. Washroom fixtures are starting to show wear.	\$25,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		State commercial water heater c/w Grundfoss recirc. pump. Old domestic water boiler and storage tank are no longer in use.	
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. Two newer Grundfoss pumps and 1 original. It appears the asbestos has been removed in the mechanical room.	
	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		Forced draft 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 in place.	
	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).	3		Kitchen for lunch room was extremely warm - this area needs a stand alone cooling unit.	\$15,000.00
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		1966 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 is served by a separate AHU. 1982 wing has roof top AHU. Access not gained to roof to review equipment.	
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.	
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		Dark room 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 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		F1	Excessive fan noise in Library.	

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 & Estim. Costs					48,500.00

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).	4		Underground service from padmounted transformer. Main breaker and CDP 600A, 208/120V, 3 phase. FPE with 2 spaces in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Flood lights on parking lot and pots in canopy. Control by photocell. In good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		14 duplex outlets on wood 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).	4	All	Edwards EST - 1RC3 in good condition, bells complete with strobes	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs with remote heads - operational in good condition	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs 120V, not on emergency power. Wire and connect to emergency power.	\$4,000.00
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 power outlet to computer hub in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of panels are full without space for expansion. Replace 42 circuit panels with 60 circuits	\$50,000.00
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	Typical classroom, 3 outlets per room. Provide additional circuits and outlets	\$28,000.00
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).	4	All	Classrooms - 1 x 4, 2 x 4 recessed in T-bar ceiling and wraps. Library - surface with louvres. Corridors - surface with louvres and 1 x 4 down lenses. Gym - strips with wireguards. Luminaires are in good condition, complete with magnetic ballasts and T12 lamps. Lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent fixtures possibly contain PCB's in ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Retrofit lighting with electronic ballasts and T8 lamps.	\$110,000.00
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.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - Autovox tuner and amplifier. The system operates via phone - good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 in good condition. The system needs expansion - additional data outlets. See 5.5.4 for costs.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Part concealed, part surface/secured. Distribution in computer room in wiremold. Typical classrooms are complete with 1, 4-plex data outlet. Computers in corridor with 4-plex data outlets. Good condition, however classrooms need additional data outlets.	\$22,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Part in conduit, part surface / secured. Library and computer lab - in wiremold in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs on dedicated circuit.	
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	Contronics RX1600 with motion sensors in good condition	
5.6.3	Master clock system (if applicable).	4	All	Lathem LTR6-384 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				\$214,000.00

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 portable units on this site.	
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	15	75.8-82.2	1162.4	16	80	1280	-117.6	Includes 4 classrooms (317.6 m2) used for Mentally Challenged/Behaviour Adaptation/Paced Remedial/ and Integrated Occupational programs
7.2	Science Rooms/Labs	3	75.9-99.9	297.4	3	120	360	-62.6	Total area includes science storage areas (2 @ 17.2 and 14.5)
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	106.3-178.5	284.8	2 3	130 90	530	-245.2	
7.4	Gymnasium (incl. gym storage)	1	448.3 178.5 24.7	651.5	1	815 82	897	-245.5	Storage area consists of two small rooms @ 13.0 and 11.7. Stage area included as it is used as a P.E. area.
7.5	Library/Resource Areas	1	328.1 57.6	328.1	1	290	290	38.1	
7.6	Administration/Staff, Physical Education, Storage Areas		5.9-62.4	304.8		467 160 126	753	-448.2	
7.7	CTS Areas								
	7.7.1 Business Education	2	77.8 76.1	153.9	2	115	230	-76.1	
	7.7.2 Home Economics	1	121.4	121.4	1	160	160	-38.6	
	7.7.3 Industrial Arts	1	189.9 57.6	247.5	1	280	280	-32.5	57.6 m2 area is broken up into a smaller series of storage rooms and office: 6.3, 11.4, 4.7, and 6.4 m2 each
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			961.06			1561	-599.94	Includes 199.6 m2 lunchroom.
	Overall Space Adequacy Assessment	26		5370.46	30		6341	-970.54	

Evaluation Component/ Sub- Component	Additional Notes and Comments