

School Name:		Sir William Van Horne High School			School Code:	9614
Location:		2215 Uxbridge Drive NW			Facility Code:	1601
Region:		South			Superintendent:	Dr. Donna Michaels
Jurisdiction:		Calgary School District # 19			Contact Person:	Leanne Soligo
					Telephone:	214-1233
Grades:		9 - 12			School Capacity:	965
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	3	8,585.20	Masonry, Brick and stucco cladding. Aluminum windows, flat roof (unknown construction).	Boilers with perimeter radiation. Constant volume ventilation	
Additions/ Expansions	1975	1	254.10	As above	Boilers.	
	1983	2+ pent-house	850.86	As above		Note that mini sheet shows 850.86 m ² while Standard Assessment and Utilization Report indicates 830.86.
Total (excluding Portables)			9,690.16			
					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)	1983		688.38	Renovations to 1966 section.		

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	1985		200.8	Modernization		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	NA					
Total (including Portables)			9,690.16			
List of Reports/ Supplementary Information	Fire Inspection Report (February, 2000) - see appendix					
	Asbestos Material Audit (March, 2000) - available at school, not attached					
	Mini Plans (November 1983) - see appendix					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Parking lot requires regrading and repairing. Fields require upgrading maintenance. Basketball court requested for practice area.	\$10,550.00
2	Building Exterior	Finishes in good condition. Window replacement recommended.	\$816,300.00
3	Building Interior	Poor condition. Many finishes require replacement due to age, damage and deterioration.	\$905,100.00
4	Mechanical Systems	Generally, the mechanical systems are operating well. Some plumbing repairs/replacement. Heat exchange problems in 1983 wing and ventilation problems requiring further revision.	\$43,700.00
5	Electrical Systems	Provide FA-strobes, upgrade emergency lighting and exit signs. Replace obsolete panels, starters. Provide additional circuits power and data outlets, upgrade lighting system and replace elevator.	\$695,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency (749.0)	
	7.2 Science Rooms/Labs	Surplus 245.3	
	7.3 Ancillary Areas	Deficiency (254.90)	
	7.4 Gymnasium	Deficiency (708.20)	
	7.5 Library/Resource Areas	Deficiency (102.30)	
	7.6 Administration/Staff Areas	Deficiency (471.86)	
	7.7 CTS Areas	Surplus 951.12	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency (99.40)	
	Overall School Conditions & Estimated Costs		\$2,470,650.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	No space to expand. Limited parking and landscaping, and playing fields.	
1.1.2	Outdoor athletic areas.	3	Shared recreation field with adjacent elementary school and community centre. Small area with heavy usage.. Re-seeding needed.	\$3,200.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Future plans for basketball courts. Would like to install basketball "practice" area, have had it priced at \$4,000 due to limited facilities easily available to students (would help direct energy and encourage outdoor physical activity).	\$4,000.00
1.1.4	Site landscaping.	4	Mature vegetation at entrance to building of evergreens and foundation plantings. Lawned area on west side of building . Drains to catch basin 30' from building edge.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition for fencing, flag poles.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	All positive good drainage. West side slopes toward catch basin. See 1.1.4	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No issues.	
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).	4	Pedestrian access through main entrance. Vehicular access around side of school to back entrance.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt road around perimeter of building - good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	NA	No school buses to this site.	
1.2.4	Fire vehicle access.	5	Direct access to 3 or 4 sides. 4th side is lawn area.	
1.2.5	Signage.	3	School sign clearly visible from roadway. Directional information signage required for parking areas.	\$500.00
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).	3	No student parking (not an issue), lack of parking spaces- visitors require parking tags to park out front on street. 44 stalls - short 11stalls for staff (53 total staff). Not a major issue for staff. Pricing to add six stalls provided by school.	\$2,850.00
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Some depressed areas are ponding - regrade/repave. Asphalt surface - repave in three to five years. Ramp (asphalt) to Autoshop requires trench drain at bottom, water currently coming into shop under garage door. See Mechanical.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No visible cracking or damage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Barrier-free access provided at rear of school.	
Other				
Overall Site Conditions & Estimated Costs				\$10,550.00

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 problem areas observed.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		CMU block displaced just under floor joints at three locations in Caretaker's room (room 222). Appears due to settlement. Otherwise no other sign of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No problems. See 2.2.4 for major skylight condition.	
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		No information on roof condition available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Exterior roof ladders appear in good condition. No downspouts..	
2.2.3	Control of ice and snow falling from roof.	NA		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2		Interior courtyard requires review of skylight condition. Operable skylight leaks, all panels are badly yellowed.	\$150,000.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	4		No signs of damage. Brick and stucco in good condition. Some minor graffiti at entrance to Autoshop.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Aluminum flashing of parapets acceptable.	
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		Appears to be in good condition.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal drainage to storm sewer system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No signs of problems.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Weather seals gone on most exterior doors. Repaint all exterior doors. Doors in three locations require replacement or repair.	\$5,000.00

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		No closer on Greenhouse exit door: Add	\$300.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		No problems.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1967	Majority of the windows have damaged seals, cracked and peeling window sills (evidence of trapped moisture) - replace/repair. Remove spray paint on windows in sports equipment - repair. (Gym and Industrial Arts rooms not included at \$89/m ²)	\$660,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Remove all side and bottom guide channels for blinds - damaged, not required (provided for blackout ability).	\$1,000.00
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					\$816,300.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Some cracking observed in service spaces. Minor, does not appear structural.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Occasional bumps under linoleum in corridors.	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Original sheet linoleum, vinyl and tile in marginal condition - replace throughout. Refer to asbestos audit for information on asbestos tile.	\$300,000.00
3.2.2	Wall materials and finishes.	2		Paint entire school, including doors/frames, walls, trim, millwork. Current color scheme outdated, depressing. Replace acoustic treatment on walls as required.	\$121,600.00
3.2.3	Ceiling materials and finishes.	2		All ceilings throughout school badly worn, water stained, damaged. Replace all tiles, some t-bar. Coordinate with any mechanical repairs.	\$250,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	2		Replace 570 of doors (grilles pushed out, wood splintered). Repaint, replace kicker plates and grilles.	\$7,500.00
3.2.5	Millwork	2		Replace all countertops and majority of millwork. (25 LF per \$ classroom).	\$130,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2		Add minimum of one section of whiteboard at each room (to replace some blackboards).	\$11,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Appear acceptable.	
3.2.8	Washroom materials and finishes.	2		Refinish all student washrooms, including replacement of fixtures, partitions (8 full, 1 barrier free).	\$85,000.00
	Other				
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is		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-combustible, non-sprinklered except for interior courtyard.	
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	Appear acceptable.	
3.3.4	Exiting distances and access to exits.	4	Appear reasonable.	
3.3.5	Barrier-free access.	4	Elevator provided. School is accessible both from main and rear entries and barrier free student washroom is available.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos Material Audit available at school. Most noted asbestos on mechanical items, and in floor tiles. Removal costs not covered completely by 3.2.1.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	Poor lighting levels throughout all classrooms. Refer to lighting section.	
	Other			
Overall Bldg Interior Condition & Estimated Costs				\$905,100.00

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		Storm drainage to City of Calgary - no known problems	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		No irrigation systems - Some exterior hose bibs. Some hose bibbs without backflow devices.	\$1,000.00
	4.1.3 Outside storage tanks.	N/A			
	Other				
	4.2 Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		No hydrants - single fire pump connection at the north door.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	1		FHC located throughout. FHC missing hose in south hall 2nd floor outside of room 215. Fire booster pump and related equipment located in shop 101. The courtyard is sprinklered.	\$500.00
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	1		Portable hand extinguisher located throughout. Fire extinguisher missing in mechanical room 329.	\$200.00
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		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		8" supply from city of Calgary, 2-1/2" standpipe system, 1-1/2" irrigation, 3 domestic water	
4.3.2	Water treatment system(s).	N/A		No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Domestic hot water recirc pump is of newer vintage. Many locations where backflow prevention is required and not installed. Numerous sinks have hoses on the spouts with adequate backflow devices. The horticultural areas have many hose bibbs with no protection. No backflow protection.	\$25,000.00
4.3.4	Piping and fittings.	1		Water copper piping - solder joints may contain lead. Sanitary - cast iron and copper DWV. Storm - cast iron. There are a couple of leaks in the automotive shop which need to be addressed ASAP. Overall the system is in good repair.	\$1,500.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Flush valve w.c.'s, flush tank urinals, lavs are enamel on steel. The sinks in Art room 303, the faucets in science room 303 and the lavs and faucets are all showing wear. (Refer to section 3.2.8). Replace faucets. Some plumbing fixtures showing age.	\$10,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two vertical hot water storage tanks with heating water immersion bundles. Instantaneous hot water heater (359,000 btuh) piped to one storage tank. Gundfoss domestic recirc pump. All equipment in working order.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3		Sanitary and storm water to the City of Calgary. Interceptors in the shop and kitchen areas. Interceptors in the auto shop emit bad smells, should be cleaned.	\$500.00
Other		2		Asphalt ramp to auto shop requires trench drain at bottom - water now enters the shop.	\$5,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two Cleaver Brooks 6,275,000 btuh water boilers, 2 standard expansion tanks, 2 @ 2HP pumps (pump # 2 is showing signs of age).	
4.4.2	Heating controls (including use of current energy management technology).	4		New Honeywell Exel system installed for control of Mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Forced combustion air for boiler room, some debris on bird screen.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 537.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety equipment installed.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter installed.	
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.	Description/Condition	
			Section		
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Hot water heating circulates to the perimeter radiation and to the water to glycol heat exchanger. Glycol is circulated in the coils of the AHU's . Piping, ducting is in reasonable condition. Some packing is leaking on the glycol/heating valves.	
4.4.9	Heating piping, valve and/or duct insulation.	4		All heating and water piping is insulated (suspect asbestos on the elbows). Boiler breeching, C/A, O/A and E/A is insulated.	
4.4.10	Heat exchangers.	4		Water to glycol heat exchanger used for AHU coils - capacity unknown.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		1966 building built up units mixing boxes etc are in working condition. 1983 addition package unit dampers etc. in working condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	FI		Some overheating problems reported - further investigation required.	
4.4.13	Zone/unit heaters and controls.	4		Unit heaters located through out the building in shop areas and mechanical rooms.	
Other		4		Steam boiler in horticulture area not in use - condition unknown.	

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.	FI		1966 wing - built up units c/w glycol coil, spray coil, and reheat coil - reasonable working condition. Capacity unknown. 1983 wing - Mark Hot AHU-glycol coil, spray humidifier at the time of review until was not operating. Horticulture shop heated by stand alone furnaces which are showing their age. No combustion air is piped to these units - room is very leaky. suggest heat exchanger be tested and equipment be replaced if necessary. Separate unit for kitchen.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 5 cfm per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 4 air changes an hour.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No know problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	FI		Dust collection system in wood shop - problems with operation - does not work properly, dust is recirculated back into the space. Exhaust removal system in auto shop fills with water when the floor is washed down. Dedicated exhaust for kitchen.	
	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	Honeywell control system see 4.4.2.	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	Wet cells in Air handling units.	
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Mixes boxes, ductwork, dampers are in working condition.	
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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Honeywell system see 4.4.2.	
Overall Mech Systems Condition & Estimated Costs					\$43,700.00

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 switchboard is Square D 208/120 V - 3 Phase with main breaker 2000 A, switchboard is of older type, in good condition with spaces for expansion. Adequate capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		2 front and 1 rear entry/canopy are complete with incandescent fixtures. Parking lot is illuminated by flood lights on the roof. East side needs 2 flood lights. Lighting control by photo cell and timer.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		30 duplex receptacles on tubular rail, control by thermostat, in good condition.	
	Other				
5.2 Life Safety Systems					
			Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1	All	Cerberus/pyrotronics - SYS 3 zoned system. Control panel in main office, remote annunciator at main entry - no graphic display, no strobes. Provide strobes. (14 deaf or hearing impaired students. However, other students may be adversely affected, i.e.. those with epilepsy - review).	\$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	Central battery unit - ground floor and local units on other floors. Several test and attempts have been made. Units did not transfer power. Emergency lighting heads are loose, not aimed. Overall the system need significant upgrading.	\$8,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	All	Majority of exit signs are in poor condition, broken or missing faces and burned lamps. Replace with Led type.	\$7,000.00
	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.	2	All	Branch panels are in reasonable condition, however majority are of obsolete models dating back to 1964. Most panels are full with no spare breakers or spaces. Recommendation - Replace obsolete panels.	\$98,000.00
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).	N/A		no generator	
	5.3.4 General wiring devices and methods.	3	All	Wiring generally in conduit, majority recessed. 2 - 4 receptacles in classrooms. In computer classrooms extension cords and power bars are used. In summary, additional circuits are needed for the building.	\$50,000.00
	5.3.5 Motor controls.	3	Mech. rm.	Loose enclosed starters of obsolete models with no spare parts available	\$15,000.00
	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).	2	All	Classrooms, corridors, cafeteria, kitchen - surface 1 x 4 downlense. Workshops - industrial fluorescent with reflectors. Student services with T-Bar ceiling - 1 x 4 and 2 x 4 recessed fixtures. Gym - 8' HO strips complete with wireguards. Some areas - fixtures complete with eggcrate louvers, lighting system is in very poor condition. Fixtures are dirty, broken or missing lenses. Lighting levels are below recommended standards. All fluorescent luminaries are complete with magnetic ballasts and T-12 F40 lamps. Recommend action - significant renovation.	\$410,000.00
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.	2	All	With reference to the above - new fixtures to be complete with electronic ballasts and T-8 lamps. Cost estimate is included in the above item 5.4.1	
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	Phone switch NT-SL1 in good condition. No voice mail. 5 incoming lines and fax.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - Dukane rack complete with Sonny cassette player, Kenwood tuner, and selector switch bank. Paging operates either via phone or zone switch at rack.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 cabling - good condition, majority of classrooms need additional outlets. The system needs expansion, more outlets are required.	\$41,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Partly in conduit and loose in ceiling spaces - 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 cabinets, closets - good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	As per sign 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).	4	All	CCTV - Burle switcher and recorder in the main office, cameras throughout building and on parking lot. Monitor in main office - good condition.	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent Knight with fire alarm modem, Regency pad and motion sensors are 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).	2	All	1 Friction elevator, Bull motor 7.5 hp 208V/3 with obsolete electromech relay control. (SEE 5.7.2 FOR COSTING)	
5.7.2	Condition of elevators/lifts.	2	All	Due to age the equipment has frequent shut downs and needs to be replaced.	\$60,000.00
5.7.3	Lighting and ventilation of elevators/lifts.	4	All	adequate	
	Other				
Overall Elect. Systems Condition & Estimated Costs					\$695,000.00

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).	NA		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	NA		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	NA		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	NA		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	NA		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	NA		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	NA		
6.1.8	Heating system.	NA		
6.1.9	Ventilation system.	NA		
6.1.10	Electrical, communication and data network systems.	NA		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	NA		
6.1.12	Barrier-free access.	NA		
Overall Portable Bldgs Condition & Estimated Costs				\$0.00

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	69.1-87.6	1091	23	80	1840	(749.00)	Items 7.1-7.6 & 7.8 compared to senior high. Includes a variety of special needs classrooms which cannot run at normal capacity (suggest 66-75%).
7.2	Science Rooms/Labs	3		354.7	5	120	600	(245.30)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	179.5 127.6 58	365.1	6	2@130 4@90	620	(254.90)	
7.4	Gymnasium (incl. gym storage)	1	437.4 119.8 5.9 16.2	579.3	1	1187.5 100	1287.5	(708.20)	
7.5	Library/Resource Areas	1	354.2	354.2	1	456.5	456.5	(102.30)	
7.6	Administration/Staff, Physical Education, Storage Areas		8.7-69.1	518.14		562 240 188	990	(471.86)	
7.7	IO Areas								
	7.7.1 Business Education	7	11.4-178.4	732.7	3	115	345	387.70	Items 7.7 compared to high school CTS areas.
	7.7.2 Home Economics (childcare/cooking)	4	58.1-207.2	502.7	3	160 100 160	420	82.70	
	7.7.3 Industrial Arts	6	148.6-354.52	1395.52	3	300 510 570	1380	15.52	Note that six Industrial Education areas total only 15m ² more than area allowed for three CTS Industrial Education.
	7.7.4 Other IO Programs	4	105.5-178.4	465.2				465.20	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3331.6			3431	(99.40)	Includes 230.10 m ² cafeteria. Compared to funded non-instructional
	Overall Space Adequacy Assessment	44		9690.16	45		12230	(2539.84)	Alt: 12230*80%=9784m ² -- deficiency of 93.8m ²

Evaluation Component/ Sub-	Additional Notes and Comments
Section 4.4	Steam boiler in horticulture area - not in use - condition unknown.