

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Southwood			School Code:	9329	
Location:	Calgary - 898 Sylvester Crescent SW			Facility Code:	1539	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	K-6			School Capacity:	550 (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	1962	1+partial bsmnt	2,427.80	Masonry, brick, concrete and concrete block cladding. Wood soffits. Wood windows.	Boilers, unit ventilators & perimeter radiation.	
Additions/Expansions	1971	1	1,764.40	Masonry, as above.	Air furnaces, supply/return air.	
Total (excluding Portables)			4,192.20			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)

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)	N/A					
Total (including Portables)			4,192.20			
List of Reports/ Supplementary Information	Asbestos Material Survey (April, 1999) - attached					
	Fire Safety Inspection (February, 2000)					
	Mini Plans (September 1999)					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Issue with students crossing roadway without a crosswalk or crosswalk attendants.	\$10,500.00
2	Building Exterior	Good. Several areas require repainting.	\$50,000.00
3	Building Interior	Many finishes are showing signs of age and should be replaced. Addition of interior window at reception is recommended for security reasons.	\$106,620.00
4	Mechanical Systems	Mechanical systems are aging but in generally acceptable condition except for the boiler and related systems which will need replacement.	\$116,500.00
5	Electrical Systems	Upgrade exterior lighting . Provide new fire alarm and emergency lighting system. Upgrade exit signs. Replace panels. Provide new circuits, power and data outlets. Retrofit lighting.	\$185,400.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 51.00 (A number of these rooms are closed.)	
	7.2 Science Rooms/Labs	Deficiency (96.20) (Not used in this elementary.)	
	7.3 Ancillary Areas	Surplus 46.20	
	7.4 Gymnasium	Deficiency (109.10)	
	7.5 Library/Resource Areas	Surplus 8.80	
	7.6 Administration/Staff Areas	Deficiency (267.70)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 322.80	
	Overall School Conditions & Estimated Costs		\$469,020.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Flat site, building rests just below roadway.	
1.1.2	Outdoor athletic areas.	3	Play fields receive continuous use by students and community - re-seed and top-dress.	\$3,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Two areas of creative play structures metal and in excellent condition. Small pebbled base. Asphalt basketball area is in good condition and drains well.	
1.1.4	Site landscaping.	4	Few trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Flagpole, fencing in good condition. Repaint guardrails.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage all around perimeter.	
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	1	Cross walk needed on roadway for students being dropped-off. Add signage and painted lines.	\$5,000.00
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	One vehicular access to parking lot beside main entrance. Pedestrian access beside vehicular entrance.	
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	Handicapped buses drop-off on roadway adjacent. Parent drop-off has been moved away from entrance to prevent road crossing danger.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	4	School name visible at end of the 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	42 stalls with one handicapped designated stall. Ample parking for staff and visitors.	
1.3.2	Layout and safety of parking lots.	4	Large rectangular layout works fine. No fencing around lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	1/2 asphalt and 1/2 gravel. Drainage good.	
1.3.4	Layout and safety of sidewalks.	2	City sidewalks along roadway in good condition. Sidewalk to main entrance slightly depressed and large crack across concrete pad - repair.	\$1,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Access provided, single storey building with built-in ramps in corridors.	
Other				
	Overall Site Conditions & Estimated Costs			\$10,500.00

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 problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	Both	No problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	Both	No problems evident.	
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 reports or information on roof available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Both	Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	1	1962	Ice patches on exit door steps (both North and South) occur due to lack of proper drainage for canopy overhead - provide proper drainage and add downspouts - safety issue priority.	\$5,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	Both	No leakage reported for skylights. Some are dirty on the exterior but otherwise no problems.	
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, efflorescence, water stains).	2	Both	Brick, concrete and concrete block show no signs of deterioration. Painting is required at concrete block at exterior west wall of gym (peeling paint occurring)	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	Both	Peeling paint occurring on all flashing (galvanized) along roof perimeter and beside main entrance. Strip old paint and repaint using "Master Painters Institute" -MPI specification for painting galvanic metals.	\$5,000.00
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	Both	No evidence of envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	Both	Internal drainage system. See 2.2.3 for safety issue with regard to canopy drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Both	Exterior walls appear sound.	
Other		3		Scope of work required for boiler removal/replacement.	\$20,000.00
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Both	Exterior doors operate well and a majority of the doors have new weather-stripping.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both	Accessories function well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Both	No obvious code concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	962/ 1971	1962 - Original wood windows. 1971 - Wood sill and frame in Science room rotting and paint peeling. Repair, sand and paint. Review other sills for damage.	\$10,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1971	Blinds missing (internal window system) in south facing classrooms - add.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent signs of heavy condensation. Some wood deteriorating (see 2.4.4).	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$50,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1971	A number of interior moveable partitions have been removed in open area. Many walls between classrooms are vinyl covered panels./ Large crack in concrete floor of gym storage room- allow for expansion joint.	\$5,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Minor settlement cracking in terrazzo entry to Music Room.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Some vinyl tiles are popping, otherwise tiles and original "battleship" linoleum maintainable. Replace all carpeting - current condition of carpets poor - frayed, worn and dirty. Health concerns at Special Needs Classrooms especially. Replace with linoleum in these areas.	\$30,000.00
3.2.2	Wall materials and finishes.	2		Recently painted corridors. Paint peeling in Music room. Repaint vinyl wall covering in south corridor and Resource room.	\$7,500.00
3.2.3	Ceiling materials and finishes.	2		Replace glue-on tile in gymnasium, administration area and corridors. Glue-on tile in classrooms shows no signs of popping. Ceiling in addition is exposed metal deck with glulam beams - in good condition. Some asbestos texture coat (see 3.3.6).	\$30,120.00
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.	3	Both	Solid wood doors typical throughout. 1962 - Some original latches do not latch properly - replace.	\$15,000.00
3.2.5	Millwork	3	Both	Relaminate specific sections of counters in administration, classrooms and art/lunch room. 1962 - Original counters in a majority of the classrooms are old, but maintainable. Some edge repair required.	\$5,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Both	Suitable interior signage needed.	\$5,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	Both		
3.2.8	Washroom materials and finishes.	2	1962/ 1971	Quarry tile floor good. Walls, ceiling and partitions OK. Sinks are old, stained and have dual faucets - replace six. Mosaic tile floor in good condition in 1971 addition. Fixtures and partitions OK. Repaint doors and walls.	\$6,500.00
Other		2	1962	Security issue with regard to general reception counter not facing main entry - lack of visibility due to block wall and layout of administration area. Add interior window into back wall at reception desk.	\$2,500.00
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	Building appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Both	Appear to be adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Both	Solid wood doors. Concrete block walls.	
3.3.4	Exiting distances and access to exits.	4	Both		
3.3.5	Barrier-free access.	4	Both	Access provided.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Both	Asbestos Survey in use. Asbestos in piping mud and texture coat ceilings. Refer to asbestos audit for recommendations on areas that should have coat removed.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	Both	No other concerns mentioned.	
Other					
Overall Bldg Interior Condition & Estimated Costs					\$106,620.00

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		The roof storm drainage is piped below grade to the City of Calgary, site storm drainage surface of City of Calgary.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		Future irrigation line to outside, no back flow prevention. Hose bibbs no back flow prevention. See 4.3.3.	
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.	N/A		Hydrant west side of building - no siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose reefs and fire hose cabinets.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable hand extinguishers are located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
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		3 inch water service from the City of Calgary, 2 inch domestic water service, 2 inch line to hose pipe system. Pressure/volume reasonable. No know problems.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	1		Backflow devices required on fire protection, irrigation stub and premise isolation. Janitor sinks require hose bibb vacuum breakers.	\$ 6,500.00
4.3.4	Piping and fittings.	4		Water lines are copper, soldered joints may contain lead: Sanitary piping is cast iron, copper DWV & galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flushvalve w.c.'s, flush tank urinals, basins have separate faucets - some cracks.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		1963 wing - newer residential domestic water heater (40usg 32,000 btuh) and original recirculating pump. 1971 wing- Rheem domestic water heater (40 usg 32,000 btuh).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm piped to City. Sump and pump for floor drains in 1963 wing mechanical room.	
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).	3		1963 wing - original water boiler capacity unknown. Boiler working satisfactory, the boiler is nearing the end of the expected life, should be scheduled for replacement. 1971 wing - serviced by nine newer forced air furnaces.	\$ 110,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		1963 wing - pneumatic control, compressor is in good working order. 1971 wing electric thermostats for furnace control. No BMS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		1984 and 1971 wings - gravity combustion air.	
4.4.4	Treatment of water used in heating systems.	4		1964 wing - Dearborn chemical treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All components as required by code.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		1963 wing - shelvduct unit ventilator, some perimeter radiation. 1971 wing ducted supply and return air, some below grade ductwork.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Breeching insulated, suspect asbestos on piping throughout. Where ductwork is insulated it is in acceptable condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Heating in the 1971 wing is inconsistent, complaints of too cold or too hot.	
4.4.13	Zone/unit heaters and controls.	4		1963 wing - Cabinet unit heaters are throughout the building 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		1971 wing newer Lennox furnaces	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 6cfm per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 4 changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4		Washroom exhaust fans capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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).	N/A			
4.5.8	Air filtration systems and filters.	4			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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).	3		Two Flamemaster condensers on roof for 2 Lennox units. See section 4.4.1.	
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.	N/A		No BMS	
Overall Mech Systems Condition & Estimated Costs					\$ 116,500.00

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 500A and CDP600A, 208/120V, 3 phase. Westinghouse, three spaces for additional breakers available. In good condition	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Wall packs on perimeter, one fixture aged - replace. Controls - part by photocell, part by timer.	\$400.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		2 duplex outlets on steel tubular rail, 11 outlets on wood rail - in parking lot. 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).	2	All	120V, 3W non zoned, not supervised system. Bells - no strobes, provide new system to suite.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	No emergency lighting remote heads in corridors. Remote heads are only in gymnasium. Provide complete new system.	\$7,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs are not connected to emergency power. Recommended action: Retrofit the signs with LED and wire 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 in good condition, however with minimum space for expansion. The panels need to be replaced with 60 circuits for expansion.	\$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	2 to 3 duplex general receptacles, no dedicated outlet for computer per classroom is typical. Classrooms need additional outlets. Majority concealed, partly surface, good condition. Staff room, print room, music room and classrooms need additional outlets.	\$19,000.00
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		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms, library, office and staff area - suspended and surface fixtures with louvres. Corridors - surface mounted with louvres and 1 x 4 recessed. Gym - strips with wireguards. Stage - incandescent. Utility areas - strips. Luminaires are complete with magnetic ballasts and T-12, F40/34W lamps. Luminaires are clean, and lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$75,000.00
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 - Bogen CPT - 1B. System operates also via phone line. The system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Part concealed, part surface/secured. Distribution in computer room in wiremold. NO data outlets in classrooms. Expand the system.	\$15,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch blocks on wall in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent Knight with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	AMANO 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				\$185,400.00

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).	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 m ²	Total Area m ²		
7.1	Classrooms	17	64.9-97.2	1331	16	80	1280	51.00	Closed classrooms and leased space included in areas.
7.2	Science Rooms/Labs	1	93.8	93.8	2	95	190	(96.20)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	60.8-129.4	446.2	1 3	130 90	400	46.20	
7.4	Gymnasium (incl. gym storage)	1	1@347.3 2@16.6-18.3	363.9	1	430 43	473	(109.10)	
7.5	Library/Resource Areas	1	1@185.6 1@26.3 1@13.1	231.2	1	240	240	(8.80)	
7.6	Administration/Staff, Physical Education, Storage Areas		7@2.7-11.7 6@13.1-19.2 5@25.2-43.8	249.3		357 70 90	517	(267.70)	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1476.8			1154	322.80	
	Overall Space Adequacy Assessment	25		4192.2	24		4254	(61.80)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Mini-Plans	Update room designations and plan changes to administration, boys washroom entry and computer lab.
Section 7	Three classrooms are leased office space and five classrooms located adjacent to library are currently closed space.
Section 3.2	Four of the closed classrooms adjacent to the library were being "renovated" while the evaluators were there (possibly for leasing). Old finishes being removed.