

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Spruce Cliff			School Code:	9136	
Location:	Calgary - 3405 Spruce Drive SW			Facility Code:	1460	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	k-6			School Capacity:	325 (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	1963	1	688.10	Masonry, brick, concrete block cladding. Aluminum windows, flat roof of unknown construction.	Boilers with perimeter radiation. AHU with hot water coil.	
Additions/ Expansions	1971	1	1,699.60	Brick, concrete block cladding. Wood/aluminum windows.	S/R heating. AHU's and swamp coolers for ventilation.	
Total (excluding Portables)			2,387.70			
					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)						
Total (including Portables)			2,387.70			
List of Reports/ Supplementary Information	Asbestos Material Survey (March 1999)- attached					
	Fire Safety Inspection (October 1999) - attached					
	Mini Plans (January, 2000) - attached					

School Facility Evaluation Project
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Asphalt required for basketball court.	\$28,000.00
2	Building Exterior	Roof condition is poor with numerous leaks. Exterior materials require extensive repainting.	\$106,100.00
3	Building Interior	Aging in places but in good condition. Ceiling tiles are deteriorating as a result of poor roof condition and age and need replacement, coordinated with roof repairs and any required electrical/mechanical work	\$108,500.00
4	Mechanical Systems	Mechanical systems in 1972 wing in poor condition. Mechanical systems in the 1964 wing are nearing the end of their useful life. Suggest a full mechanical upgrade.	\$365,000.00
5	Electrical Systems	Upgrade exterior lighting, emergency lighting and exit signs. Provide new fire alarm system. Replace panels, provide new circuits, power and data outlets. Retrofit interior lighting.	\$118,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	193.5 Surplus.	
	7.2 Science Rooms/Labs	(98) Deficiency. Note that former science room has been converted to a music room.	
	7.3 Ancillary Areas	(165.2) Deficiency.	
	7.4 Gymnasium	(148.3) Deficiency. Would be difficult to enlarge the gym as it is at the interior of the school, not on an outside wall.	
	7.5 Library/Resource Areas	26.1 Surplus.	
	7.6 Administration/Staff Areas	(128.4) Deficiency. On an outside wall - could be enlarged.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	(37.44) Deficiency.	
	Overall School Conditions & Estimated Costs		\$725,600.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Generally flat site with higher ground to the south.	
1.1.2	Outdoor athletic areas.	3	Soccer and ball diamonds. Topdress and reseed fields.	\$15,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	New metal creative structure partly funded by other sources with chopped tire (rubber) base - in excellent condition. Replace grass basketball area (50'x60') with asphalt.	\$5,000.00
1.1.4	Site landscaping.	2	Coniferous and deciduous trees, shrubs well maintained. Resod dirt/mud strip on south side of building with new loam and appropriate shrubs.	\$2,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Repaint flagpole, guard rails. Chain link fencing rusting, replace existing..	\$5,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No signs or mention of ponding. Asphalt surface around building.	
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 concerns mentioned.	
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 entry to parking lot.	
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	Bus drop-off offsite outside main entrance on roadway.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	4	School name visible from major roadway.	
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	34 stalls, no dedicated visitor or barrier-free stalls.	
1.3.2	Layout and safety of parking lots.	4	Functional.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. Good drainage.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete. Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Allow for curb cut from parking lot to sidewalk.	\$1,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$28,000.00

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 evident problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	Both	No evident problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	FI	Both	See 2.2.1.	
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 roofing report available, however, numerous areas of water stains, leaks and continual floor tile upheaval from roof leakage. This is a priority as other parts of the building are deteriorating because of roof damage. (To replace all with EPDM: estimated at \$135,000.00)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		Accessories appear in good condition from grade. Replace 20' section of gutter along south west portion of roof. This is the only open gutter/drain for the school and is badly damaged- water is running down the exterior of building and fascia is deteriorating. Replace fascia.	\$6,000.00
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		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, efflorescence, water stains).	2	Both	Paint peeling on all finishes - windows (some have been recently repainted, but paint is peeling again), concrete block and fascia especially. Extensive painting required.	\$30,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	Both	Fascia requires repainting along entire perimeter of building. Some spots on fascia show signs of rot replace.	\$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).	2	1963	Numerous dust spots apparent on exterior of aluminum windows on 1963 older section. Replace windows.	\$16,500.00
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).	2	1963	Recaulk interior window/concrete block interface at all windows.	\$3,000.00
Other		3		Allowance for renos related to boiler 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).	3	Both	Repaint four doors.	\$600.00

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).	4	Both	Accessories are original, but function well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Both		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1971/ 1963	Wood/aluminum windows. Recaulk exterior. Repaint wood exterior when replacing aluminum windows at 1963 area (see 2.3.3).	\$20,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Both	Operable windows function well. Some internal blinds do not work properly, repair/replace.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both	No sign of condensation.	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$106,100.00

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	Both	Minor cracking.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	Both	Settlement cracks apparent at library corridor junction on west side. Vinyl tile separating from adjoining carpet. Add transition strip.	\$500.00
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	Both	Carpet maintainable throughout but replace in next 5-10 years. Replace carpet in staff lounge. 12X12 vinyl tile throughout corridors in good condition. Numerous tiles have apparently lifted due to major roof leakage. However, the tiles have been reglued and unless it was commented on by staff wouldn't have known - no visible problems.	\$2,000.00
3.2.2	Wall materials and finishes.	4	Both	Concrete block and brick in corridors. Concrete block and vinyl covered wall panels throughout. Appears to be recently painted.	
3.2.3	Ceiling materials and finishes.	3	1963 1971	Glue-on tile. Replace ceiling in gymnasium and corridors. Schedule with roof replacement. Original acoustic tile aged, chipped and damaged. Replace tile in corridors	\$20,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Solid wood and metal doors in good condition.	
3.2.5	Millwork	3		Millwork original and still in good condition. Remove counters and faucets in former science room (now used for music room). Add deep sink for music room use.	\$5,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4			
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	3		Mosaic tile floor, concrete block walls, g.w.b. ceilings and fixtures are in good condition. Replace partitions.	\$6,000.00
Other					
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	

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required

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. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Concrete block and brick. Solid wood or metal doors.	
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	3	South side of building exiting necessitates a level change. Add one barrier-free lift near southwest stair.	\$75,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos audit attached. Asbestos throughout the school usually either as floor tile or as mudding on mechanical pipes. No texture coat walls or ceilings.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	No other concerns noted.	
Other				
Overall Bldg Interior Condition & Estimated Costs				\$108,500.00

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		Catch basins in tarmac and parking lot.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Future irrigation stub with no backflow prevention.	
	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		No siamese connection. Fire hydrant is across the street within 90 M.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets throughout and sprinklers on the stage.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand held fire extinguishers throughout.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
	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" main, 2" to fire hose cabinets, 2" domestic. Volume is good.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	1		No backflow prevention on premises, boiler feed or fire suppression feed.	\$6,000.00
4.3.4	Piping and fittings.	4		Copper domestic water lines. Cast iron sanitary and storm line.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Shower in physical education office is old and no longer used. Flush tanks in water closets of staff washrooms, vitreous china basins with 4" centre sets. Student washrooms have flush valve water closets, flush tank urinals, and vitreous china basins with 4" centre sets. Some classrooms have enamel on cast iron sinks which are chipped.	\$2,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1964	John Wood 402 32,400 BTUH. Grundfoss domestic recirculation system. Separate gravity combustion air.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Roof drainage, storm and sanitary systems tie into City of Calgary services.	
Other		3		Outside flue on hot water heater showing signs of age.	\$750.00

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).	3		1 Beaver B6-1000 - 1,000,000 BTUH. 2 Grundfoss pumps - duty standby. 3 Small bladder expansion tanks. No backflow prevention. Nearing the end of life expectancy.	\$103,972.00
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls with night set back.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air for boiler and gravity combustion air for domestic water heater.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 546	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All required safety components are present.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter and chemical pot feeder.	
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	1964	Perimeter radiators and supply air, return air ductwork.	
			1972	Supply and return ductwork heating coils in ductwork on roof.	
4.4.9	Heating piping, valve and/or duct insulation.	4		All piping Insulated. Outside air duct work is insulated. Ductwork is lined.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Mechanical room plenum - all dampers are operational.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Computer service room is hot. Many complaints that the 1972 wing is cool to cold. (SEE 4.5.1 FOR COSTING)	
4.4.13	Zone/unit heaters and controls.	4		Unit heater in gas/water meter room. Cabinet unit heaters at entrances with line voltage thermostats.	
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.	2	1972	3 Air handling units Engineered Air #1 - 6215 CFM, #2 - 5625 CFM, #3 - 5330 CFM. 6 AMANA units for glycol coils located outside on roof . 3 Swamp coolers for Engineered Air units. System is old outdated and should be replaced.	\$173,287.00
			1964	Dunham-Bush air handling unit with hot water coil. System is the original equipment and should be replaced.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		SEE 4.5.1 FOR COSTING	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		SEE 4.5.1 FOR COSTING	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans for gym and washrooms. Capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No visible or reported problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No visible or reported problems.	
Other		4		Kiln in physical education office is not vented. Electric range does not have a hood.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Pneumatic controls with night set back. No building management system is in place.	
	4.5.8 Air filtration systems and filters.	4		Low efficiency filters.	
	4.5.9 Humidification system and components.	3		Not working - requested repair over 1 year ago. SEE 4.5.1 FOR COSTING.	
	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, diffusers, dampers, and motors 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).	4		3 Swamp coolers for 1972 wing.	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		SEE 4.5.11	
	4.6.3 Cooling system controls (including use of current energy management technology).	4		SEE 4.5.7	
	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.	3		No building management system is in place. Pneumatic controls with night set back.	\$78,491.00
Overall Mech Systems Condition & Estimated Costs					\$365,000.00

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 from padmounted transformer. Main switchboard CDP - Westinghouse 800A, 208/120V, 3 phase, with spaces available - in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		1 Wall pack only on parking lot and 2 incandescent wall mounted luminaires at entry. Add 1 wall pack on parking lot and replace incandescent fixtures with MH. Controlled by timer.	\$2,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		5 duplex outlets on steel bollards controlled 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).	2	All	Edwards 120V, 3 W, non zoned, not supervised system with no emergency power. Bells but no strobes. Provide new system to suit the Code.	\$14,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Battery units are operational. Additional remote heads are required for proper space coverage.	\$2,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs are 120 V only. Space coverage adequate. Retrofit signs with LED and wire to emergency power.	\$1,500.00
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 on computer hubs in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Some panels have 3 spaces. Not sufficient to cover circuits demand. Replace panels 42 circuits with 60 circuits.	\$25,000.00
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	Majority concealed, part in surface conduit. Typical classroom has 3 to 4 duplex outlets. Extension cords and power bars are in use. Additional outlets are required in classrooms and staff room.	\$14,000.00
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).	3	All	Classrooms - suspended with louvres. Corridors - surface with louvres. Office and staff area - surface wraps. Gym - 1 x 4 surface with wireguards. Library - HID down lights. Some fixtures in gym have damaged sockets and other parts. 50% of Luminaires in classrooms have been delamped. Consequently, illumination levels are unacceptable, often 280 - 350 LX. Fixtures are clean and in good condition. Recommend relamping all fixtures. Cost is included in 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires probably 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.	\$49,000.00
Other					

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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 MCP35A. System operates also via phone system. 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 in conduit, part loose cables/secured. Library and office installation is adequate. Typical classrooms have one 4-plex data outlet - not sufficient. Additional outlets are required.	\$10,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate and in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are 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 Rx 1600 with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 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				\$118,000.00

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).	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	12	4@71.5 8@70.1-85.8	913.5	9	80	720	193.50	"This facility" calculations are based on plans dated Jan 00 (extra detail suggests site visit was made).
7.2	Science Rooms/Labs	0	0	0	1	95	95	(95.00)	Note that former science room is being used as a music room (lab counters still in place).
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	68.7&76.1	144.8	1 2	130 90	310	(165.20)	
7.4	Gymnasium (incl. gym storage)	1	225.7	225.7	1	340 34	374	(148.30)	
7.5	Library/Resource Areas	1	1@24 1@152.1	176.1	1	150	150	26.10	
7.6	Administration/Staff, Physical Education, Storage Areas		4.9-45.9	236.6		247 60 58	365	(128.40)	
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)			691.06			728.5	(37.44)	
	Overall Space Adequacy Assessment	16		2387.76	15		2742.5	(354.74)	

Evaluation Component/ Sub-Component	Additional Notes and Comments