

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Agnes School			School Code:	18	
Location:	Edmonton			Facility Code:	1956	
Region:	Central			Superintendent:	Mr. Garnet McKee	
Jurisdiction:	Edmonton R.C.S. Regional Division #40			Contact Person:	Mr. Ken Yakimovich	
				Telephone:	(780) 453-4500	
Grades:	Leased to Child and Adolescent Services Association (CASA)			School Capacity:	325	
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	1950	2	416.60	Frame, built-up roof, stucco, facing bricks.	Steam boiler with steam perimeter radiation. Exhaust fans in washrooms, corridors & classrooms.	
Additions/ Expansions	1953	1	565.50	Frame, built-up roof, stucco, facing bricks.	Steam boiler with steam perimeter radiation. Exhaust fans in washrooms, corridors & classrooms.	
	1954	1	563.30	Frame, built-up roof, stucco, facing bricks, concrete blocks.	Univents in classrooms, some perimeter hot water radiation. Exhaust in washrooms, classrooms & corridors.	
	1959	2	1144.30	Masonry, built-up roof, stucco, concrete block, facing bricks.		
	1970	1	14.40	Frame, built-up roof, stucco, facing bricks.		
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1983			Re-roofing.		1959 section
	1984			Re-roofing.		1950 section
	1986			Re-roofing.		1954 section
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No Portables.	No Portable structures added to this school.	
List of Reports/ Supplementary Information	None Room nos. based Edmonton R.C.S. School Board drawings.					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$28,500.00
2	Building Exterior	Repair built up roofs. Repair windows and accessories. Repair and repaint exit doors.	\$103,000.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$225,000.00
4	Mechanical Systems	An older school, but fairly well maintained over the years. All Mechanical systems work but some failures due to age, which require attention include: Piping replacement, Plumbing fixture repairs and heating zone control system modifications.	\$25,500.00
5	Electrical Systems	Electrical systems generally in good condition. Upgrade lighting in the Hallways and in the Gym.	\$115,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-519.30	
	7.2 Science Rooms/Labs	-95.00	
	7.3 Ancillary Areas	-230.40	
	7.4 Gymnasium	-125.50	
	7.5 Library/Resource Areas	-150.00	
	7.6 Administration/Staff Areas	630.70	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	452.10	
	Overall School Conditions & Estim. Costs	-37.40	\$497,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 2 streets. (63 Avenue on north; 62 Avenue on south; service lanes on east and west) Adequate.	
1.1.2	Outdoor athletic areas.	4	Open field maintained by the City of Edmonton. 1 baseball backstop.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	4	Trees, flower bed and shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fences installed for east, south and north sides of outdoor athletic area. No bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Settlement of grade along east and south east corner of 1950 section and east of 1953 section. Need new grading around the building.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalk at all exits. Repair sidewalks. Exposed waterproofing material of concrete foundation walls.	Included in 1.3.4
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problem.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		<u>Description/Condition</u>	

School Facility Evaluation Project
Part III - Space Adequacy

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 access for entry and exit from west service lane for staff parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus loading and unloading areas along 63 Avenue.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	3	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage installed. Install signage. No handicapped stall signage installed. Install signage.	\$500.00
Other				

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	42 staff parking stalls. No visitor parking stall. Provide one handicapped parking stall.	\$3,000.00
1.3.2	Layout and safety of parking lots.	4	No apparent problem.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel and one portion with concrete pad. No catch basin was seen.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked at all exits. Repair sidewalks.	\$5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk. See 1.3.4.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut for barrier free access.	
Other				
	Site Conditions Estimated Costs			\$28,500.00

School Facility Evaluation Project
Part III - Space Adequacy

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).	2	All	Cracked foundation wall under stage in Basement Mechanical Room in 1954 section. Repair crack and stabilize foundation wall. No apparent problem on other areas.	\$10,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Pilasters are covered with facing bricks. No apparent problem.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	All areas were covered with mineral fibre ceiling tiles. Panels for Stage ceiling.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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).	3	All	Built-up roof with blisters in 1953 and 1950 sections. Ponding for lower roof. No access to upper roof of Gymnasium. Repair built-up roof (700 sq.m.).	\$40,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Cat ladder in Arts Room to lower roof. Metal flashing caps paint peeled off. Repaint metal flashing. Hatch to attic in Administration area missing. Install hatch panel.	\$5,000.00
2.2.3	Control of ice and snow falling from roof.	4	All	No apparent problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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).	3	All	Facing bricks cracked at joints between pilasters and exterior walls. Recaulking is required. Facing bricks have water stains. Facing bricks had effluorescence for lower and upper levels, e.g. south exit of Gymnasium. Stucco had minor cracks. Parging cracked at front entrance.	\$10,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Plywood soffit. Stucco fascia had minor cracks. Wood siding between lower and upper floors in 1950 section.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Facing bricks have water stains.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Downspouts connected to roof drains were installed inside the building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Gap between exterior wall and interior wall in Room 132. Repair the walls.	\$5,000.00
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Wood main entrance door with broken Georgian wire glass pane. Replace Georgian wire glass pane. Wood exit doors need repaint. All exit doors need new weatherstrips, e.g. in Gymnasium. Caulking around some exit doors.	\$10,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Door hinges and closers for all exterior metal doors to be readjusted.	\$1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Panic bolts, e.g. south east exit in Gymnasium and south east exit of 1959 section need readjustment.	\$1,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Dirt found between operable aluminum window glazing typical, e.g. 130, 150, 154, 209 Staff Room. Repair windows. Gaskets need replacement e.g. 123. Glazing cracked in Staff Room, Room 123. Replace glazing. Caulking around some windows is required.	\$15,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Operable aluminum window latches were blocked by top bars of venetian blinds. Repair venetian blinds. Aluminum venetian blinds need repairs or replacement, e.g. 112, 123, Staff Room.	\$6,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	Water marks on window sills.	Included in 3.2.5
Other					
	Building Exterior Estimated Costs				\$103,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 3	Building Interior	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	All	Cracked drywall at ceiling level in Administration area, 202, 203. Repair ceiling. Horizontal cracked drywall on south wall in Gymnasium. Repair drywall. Cracked wall near exterior wall between Rooms 208 and 209. Repair wall.	\$10,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Floor is covered with finish materials. No crack or floor settlement can be seen.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Carpet has normal wear and tear condition in 128, 143. Carpet stained in 111, 123, 130, 157, 208; burnt in 154, needs replacement. Hardwood on wood joists in Gymnasium and Stage damaged. Repair hardwood floor. Scratched hardwood on Stage needs repair. Vinyl tiles scratched and stained e.g. 150, 208; damaged in 211, 210, Administration area and Arts Room need replacement. Staircase nosing needs repair.	\$60,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall needs repair and repaint, e.g. 113, 128, 134, 141, 142, 147, 154, 205, 210. Drywall needs repaint in 121, 143, 148, 202. Wood panels in 111 need refinish. 8 feet high wood wainscot along second floor corridor and in Gymnasium needs refinish.	\$30,000.00
3.2.3	Ceiling materials and finishes.	3	All	Replacement of stained mineral fibre ceiling tiles. Replacement of damaged mineral fibre ceiling tiles in 157, 130, Gymnasium.	\$10,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Interior wood doors scratched or damaged e.g. 143, 148, 202, 203 need repair or replacement. Repaint wood door frames, e.g. 143. Door hinges need readjustment and door locks need repair, e.g. 155, 157.	\$15,000.00
3.2.5	Millwork.	3	All	Cabinet damaged in 147, 154; cabinet doors catch each other. Cabinet door hinges need adjustment. e.g. Lunch Room. Repair cabinets. Wood window sills need repair, e.g. Administration area, 127, 130.	\$10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards need repair, e.g. 123, 150, 154, 208, 210. Chalkboards need replacement, e.g. Gymnasium, Lunch, 128, 130. Whiteboard damaged in 156, 204. Replace whiteboard.	\$60,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	None. No equipment in Gymnasium. No computers in classrooms.	
3.2.8	Washroom materials and finishes.	3	All	Drywall ceiling in good condition. Mosaic tiles in good condition. Ceramic tile up to 5 feet and drywall above 5 feet in good condition. Quartzite (Terrazzo) floor cracked in Girls washroom in 1950 section. Repair floor finish. Quartzite (Terrazzo) dado cracked in Girls and Boys washrooms in 1950 section. Repair wall finish.	\$5,000.00
Other					

Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
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	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non combustible and non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	All rooms have wood doors and frames. Corridor doors have aluminum type in administration area. Corridor door near Room 130 is solid wood.	
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	
3.3.5	Barrier-free access.	4	All	Ramp at entrance for barrier free access. Ramp in corridor in 1959 section for barrier free access. Barrier free access to Gymnasium. No barrier free access to Washrooms. No barrier free access to Stage. No barrier free access to Second Floor.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	Complete hazardous materials audit.	\$5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems).	3	All	No handrail for ramp in corridor of 1959 section. Install handrail. Sound transmitted through mechanical heating cabinets along windows, corridor window, partition at ceiling level. Install noise buffers in the mechanical heating cabinets. No acoustic panel in Gymnasium. Provide acoustic panels.	\$20,000.00
Other					
	Building Interior Estimated Costs				\$225,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services			<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1550 to 1954	Storm & Sanitary sewers to city mains. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	1950 to 1954	No irrigation systems. Exterior hose bibbs - vacuum breakers not installed.	\$500.00
4.1.3	Outside storage tanks.	N/A		No outside storage tanks.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	N/A		There are no Siamese connections nor Fire hydrants at this school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1950 to 1954	There are no Sprinklers in this school. Fire hose stations throughout. No known problems.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1950 to 1954	There are portable fire extinguishers on Wall mounting brackets throughout the school - checked monthly. No known problems.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		No special fire suppression systems.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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	1950 to 1954	Domestic water supply appears adequate. No reports of problems.	
4.3.2	Water treatment system(s).	N/A		No domestic water treatment in this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1950 to 1954	There are backflow prevention devices on the boiler make up water lines. All plumbing system valves are well maintained and repaired whenever problems arise. No known problems.	
4.3.4	Piping and fittings.	3	1950 to 1954	Piping: Galvanized / Copper / Cast iron. Galvanized piping is failing in some locations. Wherever this occurs, it is replaced with new copper piping. Scale build up in water piping is becoming a problem. Replacement of suspect piping is recommended, wherever it is accessible.	\$10,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1950 to 1954	Toilets, sinks, Urinals all appear to be acceptable condition. Flush valves have been recently replaced. Some faucets are loose and require tightening or replacement.	\$5,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1950 to 1954	Newer domestic water heaters have been installed: State model SBT-7575-NE1-DCGA, 75 gallon and a Ruud model PR040-38M, 40 gallon. Good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1950 to 1954	No known problems with existing sanitary and storm sewers.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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	1950 to 1954	Boilers appear to be of adequate capacity. They are old but have been recently re-tubed. Originally - Reliance, coal fired, but converted to natural gas. No known problems.	
4.4.2	Heating controls (including use of current energy management technology).	4	1950 to 1954	Heating controls consist of Indoor / Outdoor pneumatics. Functions adequately. No EMCS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1950 to 1954	Combustion air ducts from roof in to both boiler rooms. Chimney in good condition. No known problems.	
4.4.4	Treatment of water used in heating systems.	4	1950 to 1954	Chemical pot feeder on Hot water system. Manual feed into Condensate tanks for Steam Boilers. Normal consumption levels of chemical in all systems.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1950 to 1954	No known problems.	
4.4.6	Heating air filtration systems and filters.	4	1950 to 1954	Univent unit filters changed regularly (once or twice per month). No known problems.	
4.4.7	Heating humidification systems and components.	N/A		No humidification in this school.	

School Facility Evaluation Project
Part III - Space Adequacy

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	1950 to 1954	Two TACO Hot water heating pumps. Some heating piping replaced over the years. Recently (1999), steam traps replaced. Ongoing maintenance keeps system in good working order. At present, there are no known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1950 to 1954	Piping insulation in good condition. Older insulation - some asbestos has been removed. The rest has been encapsulated.	
4.4.10	Heat exchangers.	4	1950 to 1954	Shell & Tube steam / water heat exchanger - insulated. Appears to be in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1950 to 1954	No major mixing boxes / dampers / linkages in this school. Dampers & linkages in the Univent appear to be in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1950 to 1954	In areas where there has been subdivision of spaces without corresponding changes to the number of heating zones, there are temperature control problems. Otherwise, heating distribution appears to be adequate through the rest of the building. Add additional control system zones.	\$10,000.00
4.4.13	Zone/unit heaters and controls.	4	1950 to 1954	There are radiation and Force Flow units in entrance ways. Unit heaters in service areas. Typically, zone control is acceptable.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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.	N/A		There are no Air Handling units in this school.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1950 to 1954	Fresh air is derived from the operation of openable windows, Univent units and Exhaust fans. Actual quantities are unavailable, but the system has functioned fairly well over it's lifetime and should continue to do so with proper maintenance.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	N/A		There is no formal Air distribution system in this school.	
4.5.4	Exhaust systems capacity and condition.	4	1950 to 1954	Exhaust systems serving Gymnasium, washrooms, corridors. Roof mounted exhaust fans. Ongoing maintenance keeps these in good working order. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	1950 to 1954	No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1950 to 1954	Kitchen exhaust, consisting of residential range hoods. Good condition.	
Other					

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	1950 to 1954	No EMCS. Local control of Univent units. No known problems.	
4.5.8	Air filtration systems and filters.	4	1950 to 1954	Univent filters regularly changed.	
4.5.9	Humidification system and components.	N/A		No humidification systems in this school.	
4.5.10	Heat exchangers.	N/A		No Ventilation system heat exchangers.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		No major mixing boxes / dampers / linkages in this school. Dampers & linkages in the Univent appear to be in good 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		No air conditioning in this school.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		No air conditioning in this school.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		No air conditioning in this school.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No air conditioning in this school.	
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 Building wide / system wide control systems, no EMCS.	
	Mechanical Systems Estimated Costs				\$25,500.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services			<u>Description/Condition</u>	
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 pole mounted transformer. Installation is satisfactory. Main switchboard: 600A, 120/208V, 3PH, 4W. Condition of switch board is satisfactory. Ample spare breaker capacity. Clear up "clutter" from in front of the switchboard as this condition violates the electrical code and blocks access to the switchboard.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures around the perimeter and pole mounted fixtures in the parking lot. Coverage is adequate. No safety concerns expressed. Exterior lighting is photo-cell an and time clock controlled.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 15 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. Plug-ins are time clock and temperature controlled. Number of energized stalls provided appears adequate.	
Other					
5.2	Life Safety Systems		Bldg. Section	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Edwards 6632 system. Zoned, supervised and monitored. Remote annunciator provided in the main entrance vestibule. Condition is good and system is tested annually. System panel has ample spare capacity.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs have been provided throughout the school, along with remote heads. Coverage is satisfactory. Battery packs are in good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are provided with DC power from battery packs.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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.	3		None provided. Provide surge suppression system.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, although some are old, well identified, and c/w directories. Most panels have spare breaker spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition. No concerns were expressed regarding the number or the circuits that have been provided.	
5.3.5	Motor controls.	4	Mech. Room	Wall mounted starters have been provided. Operation is satisfactory. Installation is satisfactory and meets with the requirements of the electrical code.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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	Fluorescent fixtures have been provided throughout the school. Fixtures are c/w T12 lamps and standard ballast's. Fixtures are in good condition. Levels are fairly uniform in all areas except hallways and gym which seem to be fairly dark. Classrooms: 650 to 750 lux Hallways: 76 to 120 lux Washrooms: 300 lux. Staff Rooms: 530 lux Gymnasium: 200 lux. to 300 lux Administration: 450 to 600 lux. Upgrade lighting in the hallways and the gym. Replace existing fluorescent fixtures with new ones that utilize T8 lamps and electronic ballast's.	Included in 5.4.3
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some measures in place. Recommend that existing fluorescent fixtures be replaced with new fluorescent fixtures utilizing T8 lamps and electronic ballast's. Existing exit lights be replaced with new LED type exit lights as existing ones fail and need replacing.	\$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, Meridian, system has been provided. System is satisfactory.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	N/A		N/A	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	Admin	Cat. 5 cabling has been provided with data outlets in the administration area.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling installation is satisfactory. Combination of open wiring and wiring in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	Admin Area	Networking provided for administration computers. Main server located in main office. Area is secure and well ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	Admin Area	Dedicated circuits have been provided for all data equipment.	
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		N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	No master clock system provided. Electric clocks have been provided in all areas.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Electrical Systems Estimated Costs				\$115,000.00

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		
	Portable Buildings Estimated Costs			\$0.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	4		200.70	9	80	720.00	-519.30	Use Elementary Area Guidelines Capacity 325.
7.2	Science Rooms/Labs				1	95	95.00	-95.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			79.60	1 2	130 90	310.00	-230.40	
7.4	Gymnasium (incl. gym storage)			248.50		340.0 34	374.00	-125.50	
7.5	Library/Resource Areas						150.00	-150.00	
7.6	Administration/Staff, Physical Education, Storage Areas			995.70		247 60 58	365.00	630.70	
7.7	CTS Areas								
	7.7.1 Business Education							0.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs							0.00	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1179.60		412.5 198 78 39	727.50	452.10	
	Overall Space Adequacy Assessment			2704.10			2741.50	-37.40	