

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Gregory School			School Code:	18	
Location:	Edmonton			Facility Code:	1967	
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 Mandrah Academy			School Capacity:	125	
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	1957	1	1437.80	Masonry, built-up roof, concrete block, metal cladding.	Palmaire furnaces in classrooms. Central fan system with gas fired duct furnaces serving rest of building.	
Additions/ Expansions	N/A					
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1986 1989			Re-roofing Upgrade		1957 section Windows
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	Nodate	1	403.50 (approx.)	5 Portables Framed, wood siding, metal flat roof.	Gas fired furnaces with low voltage thermostats and minimal ductwork / grilles.	
List of Reports/ Supplementary Information	None Room nos. based on Edmonton R.C.S. School Board drawings.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$20,000.00
2	Building Exterior	Repair windows and accessories. Repair and repaint exit doors.	\$137,600.00
3	Building Interior	Repair and repaint interior doors and frames. Repair millwork. Repair interior floor and wall finishes.	\$82,500.00
4	Mechanical Systems	This is an old school, served by a Mechanical system which is typical of its day. Equipment has been fairly well maintained and is currently in good working order. It is not known how long this will continue to be the case. The most immediate repair needs include valves and furnace intake grilles.	\$42,500.00
5	Electrical Systems	Electrical systems generally in good condition. Upgrade lighting in the Hallways and in the Gym.	\$58,000.00
6	Portable Buildings	Repair exterior wood siding, metal siding, exit doors. Repair interior finishes. Repair millwork and fixed equipment.	\$19,900.00
7	Space Adequacy:		
	7.1 Classrooms	558.60	
	7.2 Science Rooms/Labs	0.00	
	7.3 Ancillary Areas	-64.90	
	7.4 Gymnasium	12.40	
	7.5 Library/Resource Areas	-72.60	
	7.6 Administration/Staff Areas	-141.80	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	93.60	
	Overall School Conditions & Estim. Costs	385.30	\$360,500.00

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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 3 streets with 144 Street on north; McQueen Road on west and 107A Avenue on south. Insufficient.	
1.1.2	Outdoor athletic areas.	4	Open field shared with Archbishop MacDonald School. Open field with 1 set of football goal posts, 1 baseball backstop and 3 sets of soccer goal posts, maintained by the City of Edmonton.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground equipment on south side of school in good condition.	
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 north side of school and wood fence on east and south sides of school. Bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Grade finish towards the school. Need new grading around the building.	\$10,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalk at all exits, e.g. exit near Boiler Room. Exposed 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>	

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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 McQueen Road.	
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 McQueen Road.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	4	Building signage installed. No staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage installed. No handicapped stall signage.	
Other				

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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).	F1	No staff parking stall. No visitor parking stall. No handicapped parking stall.	
1.3.2	Layout and safety of parking lots.	N/A		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	N/A		
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked. Repair sidewalks. No catch basin was found.	\$10,000.00
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			\$20,000.00

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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).	3	1957	Floor settlement in Classrooms 3. See 3.1.2. Repairs slabs by means of mud jacking. Crack in foundation wall at north of Gymnasium.	\$15,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1957	Concrete blocks cracked in Gymnasium. Repair concrete block walls. Facing bricks cracked e.g. north of Gymnasium.	\$10,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1957	All areas were covered with mineral fibre ceiling tiles.	
Other					

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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	1957	Re-roof in 1984. Serious blisters were found on lower and upper roofs. Repair built-up roof (area 1100 sq.m.)	\$77,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1957	No access to lower and upper roofs. Use portable ladder from outside.	
2.2.3	Control of ice and snow falling from roof.	4	1957	No apparent problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1957	Skylights in Classrooms 1, 2, 3, 4, 5, 6 and 7. Many damaged skylights e.g. Classroom 7. Repair all skylights.	\$7,000.00
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1957	Facing bricks have water stains e.g. north, east and south of Gymnasium. Facing bricks cracked e.g. north of Gymnasium. Concrete blocks below windows in good condition. Metal cladding above windows in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1957	Plywood soffit at main entrance and along the south portion of 1957 section in good condition. Metal cladding fascia had some paint peeled off. Repaint fascia. Metal flashing in good condition.	\$1,000.00
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	1957	Facing bricks have water stains.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1957	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	1957	A gap found between connection of exterior wall and inner partitions, e.g. Classrooms 1, 2, 3, 4 and Academic Principal's office. Repair walls. Cracks found under the windows in Server Room near Classroom 7. Repair walls.	\$6,000.00
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1957	Metal front entrance doors in good condition. Wood exit doors need new repaint. Metal exit doors e.g. Boiler Room need repaint. All exit doors e.g. Boiler Room need new weatherstrips.	\$2,400.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	2.4.2 Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1957	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	1957	Door closer and panic bolt need readjustments.	\$1,000.00
	2.4.4 Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1957	Dirt found between glazing typical. Gaskets need replacement e.g. Staff Room, Academic Principal's office, Dean's office, Classrooms 4, 5. Caulking around some windows is required.	\$16,000.00
	2.4.5 Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1957	Aluminum sliding windows need cleaning. Some horizontal vinyl rolling blinds need repairs or replacement, e.g. 2, 4, 6, Administration area. Replace missing insect screen in Server Room near Classroom 7.	\$1,200.00
	2.4.6 Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1957	Water marks on wood window sills.	Included in 3.2.5
	Other				
	Building Exterior Estimated Costs				\$137,600.00

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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	1957	Concrete block walls in Gymnasium cracked. See 2.1.2. Drywalls along corridors near Classroom 2, 3 and cracked. Drywalls cracked under glulam beams in Classrooms 4, 5, 6, 7. Folding partition between Gym and Stage has replacement. Some dirty concrete block walls need repaint.	\$12,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1957	Floor sloped towards windows , e.g. Classroom 3.	Included in 2.1.1
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1957	Carpet has normal wear and tear condition in Classrooms 3, 4 and 5. Granwood on concrete slab in Gymnasium and Stage damaged. Repair Granwood. Vinyl tiles scratched and stained e.g. Classrooms 1, 2, 3, Dean's office, Janitor's and Stage Storage. Replace vinyl tiles.	\$22,000.00
3.2.2	Wall materials and finishes.	3	1957	Drywall e.g. Classrooms 2, 4, 6 and Staff Rm. needs repair and repaint. Drywall damaged in Classroom 7. Concrete block walls need repaint, e.g. Gymnasium Storage. Cracked corridor plaster walls need repair and repaint.	\$7,000.00
3.2.3	Ceiling materials and finishes.	3	1957	All areas covered with ceiling tiles. Replacement of stained mineral fibre ceiling tiles in Staff Room, Gymnasium, Dean's office. Replacement of damaged mineral fibre ceiling tiles in Classrooms 3 and 4. Textured drywall ceiling in corridor in good condition. Drywall ceiling in Boiler Room.	\$2,500.00

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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	1957	Interior wood doors e.g. 102, 103, 111, 206, 209 need repair and repaint. Some door hinges need readjustment, e.g. Classrooms 3, 4; and door locks need repair, e.g. Classrooms 1, 2, 5, 7, Server and Dean's Office.	\$8,000.00
3.2.5	Millwork.	3	1957	Some countertop plastic laminate finish chipped and scratched, e.g. Staff Room, Dean's office, Academic Principal's office, Classroom 4. Repair countertop finishes. Cabinet doors catch each other. Cabinet door hinges need adjustment. Millwork needs replacement, e.g. Classrooms 1 and 2. Wood window sills need repair, e.g. Classrooms 4 and 5.	\$13,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1957	Chalkboards chipped in Classrooms 2, 3, 4 and 6. Chalkboards need replacement, e.g. Classroom 4. Repair tackboards.	\$2,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1957	None.	
3.2.8	Washroom materials and finishes.	3	1957	Different types washroom finishes: Concrete blocks; ceramic tiles. Ceramic tile dado behind vanity in Boys Washroom near Classroom 1 cracked. Repair tile. Drywall above ceramic tile dado in good condition. Drywall ceiling in good condition. Vinyl tiles need repair in Boys Washroom near Classroom 1. Replace vinyl tiles.	\$1,000.00
Other					

Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems). Other		Bldg. Section	Description/Condition	
		4	1957	Non combustible and non-sprinklered.	
		4	1957	Adequate.	
		4	1957	All classrooms have wood doors and metal frames.	
		4	1957	Adequate.	
		4	1957	Ramp at Entrance for barrier free access. Barrier free access to Gymnasium. 1 barrier free access to Washrooms. No barrier free access to Stage.	
		3	1957	Complete hazardous materials audit.	\$5,000.00
		3	1957	Install acoustic panels in Gymnasium. Noise transmitted through corridor windows. Install drwyall and noise blankets to window areas. Secure and repair partitions between classrooms.	\$10,000.00
	Building Interior Estimated Costs				\$82,500.00

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	1957	Roof drainage to City mains in street. Site drainage off surface. No catchbasins on site. No known problems with flooding nor back-up.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4	1957	Exterior hose bibbs. No irrigation systems. No known problems.	
4.1.3	Outside storage tanks.	N/A		No storage tanks at this school.	
Other					
4.2	Fire Suppression Systems			<u>Bldg. Section</u> <u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	N/A		No Fire Hydrants nor Siamese connections serving this building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		No Standpipe systems, pumps nor sprinklers serving this building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1957	5 lb. portable dry chemical fire extinguishers on wall mounting brackets throughout the building. Checked once per year. 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					

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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	1957	Water pressure is adequate. No known problems.	
4.3.2	Water treatment system(s).	N/A		There are no water treatment systems in this building.	
4.3.3	Pumps and valves (including backflow prevention valves).	2	1957	Handles are missing from gate valves. Possibly as a result of over-torquing stuck valves. Replace damaged valves with new. No Backflow prevention valves in this building.	\$2,000.00
4.3.4	Piping and fittings.	4	1957	Copper domestic water piping (above ground and underfloor). Cast iron drainage piping. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1957	Water Closets, Lavatories, Sinks, Urinals. Older but all in good condition. No known problems.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1957	One (1) tank type, gas fired domestic water heater serving entire school. John Wood model 6058NA04. No recirculation pump. Older but no known problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1957	Sanitary and Storm sewers appear to be in good condition, for their age. Sanitary to City mains. No known problems.	
Other					

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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	1957	The capacity of all furnaces appears adequate to meet loads. There are no reports of a lack of reliability or capacity, even though the systems are old.	
4.4.2	Heating controls (including use of current energy management technology).	4	1957	Electric controls for furnaces. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1957	Combustion air duct into the Mechanical room from the roof above. No known problems.	
4.4.4	Treatment of water used in heating systems.	N/A		No Heating System water in this building.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1957	No Low water cutoff / pressure relief valves in this building. No known problems.	
4.4.6	Heating air filtration systems and filters.	4	1957	Air filters changed 3-4 times per year, as required.	
4.4.7	Heating humidification systems and components.	N/A	1957	No Humidification systems in this building.	

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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).	2	1957	Ductwork appears adequate. No heating piping in this school. Grilles falling off Palmaire furnace intakes on outside of building. Need to be repaired and resecured.	\$500.00
4.4.9	Heating piping, valve and/or duct insulation.	3	1957	Ductwork insulation may contain asbestos materials. Further investigation and possible corrective actions need to be undertaken.	See Item 3.3.6
4.4.10	Heat exchangers.	3	1957	Due to the age of the furnaces, their heat exchangers may be failing and require replacement.	\$40,000.00
4.4.11	Heating mixing boxes, dampers and linkages.	4	1957	No mixing boxes in this building. Dampers and linkages appear to be in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1957	Generally, there are no reports of poor temperature distribution throughout the building. No known problems.	
4.4.13	Zone/unit heaters and controls.	4	1957	Room thermostats connected to furnaces. All appear to be functioning adequately. No known problems.	
Other					

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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		The building is heated and ventilated by furnaces. Refer to section 4.4.1.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1957	System was likely designed for approx. 5 cfm of O/A per occupant. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1957	System was likely designed for approx. 1 cfm / sq.ft., total supply air. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.4	Exhaust systems capacity and condition.	4	1957	Washroom exhaust fans appear to be functioning adequately. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	1957	No known or observed problems with outflow / intake separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1957	There are residential range hoods, used for general kitchen ventilation. No known problems.	
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).	N/A		The building is heated and ventilated by furnaces. No EMCS. Refer to section 4.4.13.	
4.5.8	Air filtration systems and filters.	N/A		The building is heated and ventilated by furnaces. No EMCS. Refer to section 4.4.6.	
4.5.9	Humidification system and components.	N/A		No Humidification in this building.	
4.5.10	Heat exchangers.	N/A		No ventilation Heat exchangers.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1957	Underfloor ductwork in parts of the building. Overhead ductwork for exhaust systems. No known problems.	
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 systems in this building.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		No air conditioning systems in this building.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		No air conditioning systems in this building.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No air conditioning systems in this building.	
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				\$42,500.00

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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.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures around the perimeter. 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).	N/A		N/A	
	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 an 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				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A		N/A	
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					

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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 and replace existing fluorescent fixtures with new ones that utilize T8 lamps and electronic ballast's. Refer also to 5.4.3.	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.	\$58,000.00
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. Cabling is run open in ceiling space.	
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 in office area. 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				\$58,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		(No date) Detached on North Side (1 unit and corridor near inner courtyard)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	BUR on roofing needs repair.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding needs repaint. Metal cladding fascia in good condition. Plywood baseboards damaged. Replace baseboards.	\$1,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood exit door needs repair and repaint. 3/4 hr. fire rated metal corridor door needs repair and repaint. Dirt found between glazing need new gasket. Provide vinyl rolling blind.	\$1,400.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet in wear and tear condition in classroom and corridor. Scratched and damaged drywall needs repair in classroom and corridor. Stained suspended ceiling tiles need replacement.	\$2,700.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork countertop and shelves need repair.	\$500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Chalkboards chipped. Repair chalkboards. Tackboards in good condition.	\$300.00
6.1.8	Heating system.	4	Furnaces in each classroom with low voltage thermostats and minimal ductwork. No known problems.	
6.1.9	Ventilation system.	N/A	Furnaces provide ventilation and heating. See section 6.1.8, above.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	West exit from corridor has no step on outside. Provide staircase and handrails.	\$500.00
6.1.12	Barrier-free access.	4	No barrier-free access. Ramp in corridor has a step.	
	Portable Buildings Estimated Costs			\$6,400.00
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		(No date) Detached on North Side (2 units - northeast corner No. 2 and 3)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	FI	Floor not leveled in both Portables.	

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Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Metal flat roof. No apparent problem.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Metal cladding/siding needs repair. Plywood baseboards damaged. Repair baseboards. Metal cladding fascia in good condition.	\$1,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors need repair and repaint. Operable window handle in Portable 2 needs repair. Insect screen in Portable 3 damaged. Install new insect screen. Dirt found between glazing need new gasket. Provide vinyl rolling blind.	\$1,400.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Vinyl tiles damaged. Replace tiles. Damaged drywall needs repair in Portable 2. Drywall ceiling panel needs repair.	\$2,400.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork countertop and shelves need repair.	\$500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Replace chalkboards. Tackboards in good condition.	\$1,000.00
6.1.8	Heating system.	4	Furnaces in each classroom with low voltage thermostats and minimal ductwork. No known problems.	
6.1.9	Ventilation system.	N/A	Furnaces provide ventilation and heating. See section 6.1.8, above.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	No handrail to north exit staircase. Install new handrails.	\$500.00
6.1.12	Barrier-free access.	4	No barrier-free access. See Unit 1.	
	Portable Buildings Estimated Costs			\$6,800.00
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		(No date) Detached on East Side (2 units in northwest corner No. 4 and 5)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	FI	Floor not leveled in both Portables.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	Metal flat roof. No access to roof.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Metal cladding/siding needs repair. Plywood baseboards damaged. Repair baseboards. Metal cladding fascia in good condition.	\$1,000.00

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Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors need repair and repaint. Door locks need repair. Dirt found between glazing need new gasket in Portable 5.	\$1,400.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet stained and in wear and tear condition. Scratched drywalls under chalkboard in Portable 4 and south wall in Portable 5 need repair and repaint. Mineral fibre ceiling tiles stained. Replace ceiling tiles.	\$2,800.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repair millwork edge.	\$500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Replace chalkboards. Tackboards in good condition.	\$1,000.00
6.1.8	Heating system.	4	Furnaces in each classroom with low voltage thermostats and minimal ductwork. No known problems.	
6.1.9	Ventilation system.	N/A	Furnaces provide ventilation and heating. See section 6.1.8, above.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problem.	
6.1.12	Barrier-free access.	4	No barrier-free access. See Unit 1.	
	Portable Buildings Estimated Costs			\$6,700.00

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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 1 5(P)	351.2 43.9 403.5	798.60	3	80	240.00	558.60	Use Elementary Area Guidelines Capacity 150. (P) = Portable with 68.7sq.m. each.
7.2	Science Rooms/Labs							0.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)		85.9 69.2	155.10	1 1	130 90	220.00	-64.90	
7.4	Gymnasium (incl. gym storage)		278.7 8.7	287.40		250.0 25.0	275.00	12.40	
7.5	Library/Resource Areas			7.40			80.00	-72.60	
7.6	Administration/Staff, Physical Education, Storage Areas			110.20		170 50 32	252.00	-141.80	
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)			482.60		226 109 36 18	389.00	93.60	
	Overall Space Adequacy Assessment			1841.30			1456.00	385.30	