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School Facility Evaluation Project
Part III - Space Adequacy

Upgrading/ Modernization (identify whether minor or major)	1993			Upgrade	Partition changes involving duct / diffuser relocations and the installation of Rooftop HVAC units.	?
	1996			Upgrade		Gym. acoustic and band storage room
	1997			Re-roofing (shingles)		1952 original and 1955 addition
	1999			Upgrade		Hot water heating, heating ventilation & air conditioning
	1999			Re-roofing		1955 addition
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 no. based on site no.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$18,250.00
2	Building Exterior	Install new built up roofs. Repair windows and accessories. Repair and repaint exit doors.	\$100,200.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$31,400.00
4	Mechanical Systems	An older building with components which may require replacement at any time. These include: new boilers. Vacuum breakers are also required on exterior hose bibbs and a new ventilation unit is needed for the Gymnasium.	\$80,500.00
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide surge suppression system and upgrade lighting in the Gymnasium.	\$63,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	21.10	
	7.2 Science Rooms/Labs	-120.00	
	7.3 Ancillary Areas	-173.60	
	7.4 Gymnasium	-324.90	
	7.5 Library/Resource Areas	-55.70	
	7.6 Administration/Staff Areas	-139.90	
	7.7 CTS Areas	33.60	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-49.50	
	Overall School Conditions & Estim. Costs	-808.90	\$293,850.00

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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 2 streets. (113 Street on the east; 114 Street on the west; services lanes on north and south) Adequate.	
1.1.2	Outdoor athletic areas.	4	1 baseball backstop and 1 set of soccer goal posts maintained by the City of Edmonton.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No outdoor playground equipment.	
1.1.4	Site landscaping.	4	Trees and shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding around the school especially along east sides of 1952 section. 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. Exposed concrete foundation walls near east and west sides of 1952 and 1955 sections.	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 south lane for staff parking lot. One access for entry and exit from north lane for staff and visitor parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel 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 113 Street.	
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. Visitor parking signage installed. No handicapped stall signage installed. Install signage.	\$250.00
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).	3	21 staff parking stalls. 31 visitor parking stalls. 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 paving. No catch basin was seen.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked on north of 1955 section; east of 1952 section. 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	1 gravel ramp for barrier free access at south entrance of 1952 section.	
Other				
	Site Conditions Estimated Costs			\$18,250.00

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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).	4	All	A minor crack on concrete foundation on east side of 1952 section.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Plaster paint peeled off e.g. west side of 1952 section. Stucco of Gymnasium cracked and dirty.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	All areas were covered with T-Bar or 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	1952	Built-up roof with blisters on lower roof. Repair roof. (area 80 sq.m.) Asphalt shingles in good condition.	\$25,200.00
			1955	Built-up roof with blisters on upper roof of Gymnasium. Repair roof. (area 280 sq.m.) SBS torched on roofing on lower roof in good condition. Asphalt shingles in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	No access to lower roofs. Use portable ladder from outside. Facing bricks of chimney need repointing. All metal flashing caps paint for upper roof peeled off. Repaint metal flashing caps.	\$8,000.00
2.2.3	Control of ice and snow falling from roof.	3	All	Icicles built up near Men's and Women's washrooms.	Included in 2.3.3
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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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	Wood panels paint peeled off. Repaint panels. Plaster paint peeled off e.g. west side of 1952 section. Repair and paint plaster. Stucco of Gymnasium cracked and dirty. Repaint stucco.	\$30,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Plywood soffit damaged. Replace soffit with perforated metal panels.	\$8,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	All	Icicles built up near Men and Women's Washrooms due to slope and size of eaves trough. Replace eaves troughs, downspouts and splashpads.	\$4,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	3	All	Exterior downspouts connected to underground drainage system. Ice built up inside the downspouts. Disconnect the downspouts at grade level and install concrete splashpads.	\$1,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Gap between exterior walls and interior partitions. Repair partitions. Plaster is not smooth.	\$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	Metal exit doors in good condition. Wood exit doors in good condition. Exit doors need new weatherstrips. South exit doors in Gymnasium need new weatherstrips.	\$1,000.00

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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 doors to be readjusted.	\$500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Exit panic bars for Gymnasium need repair.	\$500.00
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 glazing typical. Gaskets need replacement for all rooms. Exterior wood window sills need repair and repaint. Caulking around some windows is required.	\$17,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Operable casement window latches in good condition. Horizontal aluminum blinds in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	Condensation marks on window sills.	Included in 3.2.5
Other					
	Building Exterior Estimated Costs				\$100,200.00

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Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	All	Interior partitions cracked above door of Gymnasium. Repair partitions. Aluminum folding shutter between public classrooms and administration office in good condition.	\$1,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Floor covered with finishes. No visible cracks and settlement.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Carpet in good condition. Hardwood on ply and wood joists in Gymnasium needs refinish. Hardwood floor in Stage needs repair and refinish. Vinyl tiles scratched in Library. Replace tiles. Electrical room has plywood floor.	\$15,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall partitions need repair and repaint e.g. in Conference Room, Library.	\$4,000.00
3.2.3	Ceiling materials and finishes.	4	All	Drywall ceiling in good condition.	

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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	All	Interior wood doors e.g. Library need repaint.	\$400.00
3.2.5	Millwork.	3	All	All wood window sills need repair.	\$6,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Chalkboards in good condition. Tackboards in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Video equipment in Video/Conference Room.	
3.2.8	Washroom materials and finishes.	4	All	Different types washroom finishes: Quartzite (Terrazzo) in Men's and Women's Washrooms in good condition. Drywall ceiling in Men's and Women's Washrooms in good condition. Drywall and terrazzo dado in Men's and Women's Washrooms in good condition. Vinyl tiles in staff washroom in good condition. Drywall and drywall ceiling in Staff Washroom in good condition.	
Other					

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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	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 20 min. fire rated wood doors and metal frames. 3/4 hr. fire rated metal door and frame to electrical room.	
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	
3.3.5	Barrier-free access.	4	All	Main Entrance allows barrier free access. Barrier free access to Gymnasium. 1 barrier free access to Staff Washroom. No barrier free access to Stage.	
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).	4	All	No apparent problem.	
Other					
Building Interior Estimated Costs					\$31,400.00

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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	All	Roof drainage splashed to grade. Sanitary connected to city mains. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	All	No irrigation systems. There are some hose bibbs around the building. Require vacuum breakers.	\$500.00
4.1.3	Outside storage tanks.	N/A		There are no outside storage tanks at this school.	
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 fire hydrants on school property. No siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		There are no sprinklers nor standpipe systems at this school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	There are portable fire extinguishers throughout the building. These are checked once per year and are in good condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		There are no special fire suppression situations at this school.	
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	All	The domestic water supply and pressure appear to be good. No known problems.	
4.3.2	Water treatment system(s).	N/A		There are no domestic water softeners nor other forms of water treatment at this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow prevention valves on heating system make up water line. Appears to be in good condition. Other domestic water valves are repaired as problems arise. No current known problems.	
4.3.4	Piping and fittings.	4	All	Appear to be in good condition. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Toilets, sinks, shower, urinals appear to be in good condition. No known problems.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Tank type water heater - John Wood model JW613402 NT35. No known problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary and storm sewers within building appear to be in good condition. No known problems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Heating capacity of heating plant appears to be adequate. Boilers are old. (converted coal fired boilers). It is not known how long these will continue to function. They should be replaced.	\$30,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Heating controls: Andover. Electric thermostats in rooms. Pneumatic radiation control valves. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	No known problems with Chimney nor combustion air ducts.	
4.4.4	Treatment of water used in heating systems.	4	All	Chemical pot feeder / manual feed into heating system. Chemical use is consistent.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	No known problems.	
4.4.6	Heating air filtration systems and filters.	4	All	Filters in rooftop units are regularly changed. No known problems.	
4.4.7	Heating humidification systems and components.	N/A		No humidification on heating system.	

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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).	4	All	No signs of excessive leaks. Circulation pumps (Viking, base mounted) are old but appear to be functioning well. No known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Insulation appears to be in good condition. Asbestos has either been removed or encapsulated.	
4.4.10	Heat exchangers.	N/A		There are no heat exchangers on the heating system.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		There are no mixing boxes, dampers nor linkages in the heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	All	Heat distribution is generally good, although the computer room overheats regularly. Provide cooling for Computer room.	\$30,000.00
4.4.13	Zone/unit heaters and controls.	4	All	Unit heaters in service spaces. Force flow heaters in entrance ways. All appear to be in good condition and functioning well.	
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.	2	All	Air handling units appear to be of adequate capacity and good condition in most areas, except the gymnasium. In this area, there is no mechanical ventilation, except for an exhaust fan. Air is stuffy. Provide new Air Handling unit for the gymnasium.	\$20,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	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	All	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	All	Gymnasium exhaust fan. Washroom exhaust fans. All appear to be in good working order.	
4.5.5	Separation of out flow from air intakes.	4	All	Separation of air outflows and intakes appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	Staff kitchen range hood in good working order.	
Other					

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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	All	A combination of pneumatic & electric thermostats throughout. No known problems.	
4.5.8	Air filtration systems and filters.	4	All	Filters changed on a regular basis (3-4 times per year). Good condition.	
4.5.9	Humidification system and components.	N/A		No humidification on ventilation system.	
4.5.10	Heat exchangers.	N/A		No Heat exchangers on ventilation system.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Ductwork, diffusers appear to be in good condition. Dampers, linkage are part of Air handling units. 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).	4	All	Cooling systems appear to be adequately sized and seem to work well. No known problems.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	All	Refer to item 4.5.11.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		No EMCS.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No specialized / dedicated cooling systems.	
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. All controls are local.	
	Mechanical Systems Estimated Costs				\$80,500.00

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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 on-site pad mounted transformer. Installation is satisfactory. Main Switchboard: 600A, 120/208V, 3PH, 4W, c/w 600A main breaker. Service upgraded in 1997. Ample spare breaker capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures. Fixture are of the H.I.D. type. Coverage is adequate and no safety concerns expressed.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 6 energized parking stalls have been provided. Number provided appears adequate. Plug-ins are rail mounted and are in good condition. Vehicle plug-ins are timer and temperature controlled.	
	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 6616 system provided. Zoned, supervised and monitored. Condition is good and system is tested annually, and device coverage and location are satisfactory. Ample spare capacity in the system.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is provided by battery packs and remote heads. Coverage is satisfactory. All packs operational.	
	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 DC power from the 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.	3	All	None provided; concern expressed about power spikes. Provide surge suppression system.	\$3,500.00
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, well identified, and c/w directories. All 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. Adequate number of receptacles have been provided.	
5.3.5	Motor controls.	4	Mech. Room	Wall mounted starters have been provided for motor control. Installation and operation satisfactory.	
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	<p>Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures for the most part are c/w T12 lamps and standard ballast's. Fixtures are in generally good condition. Illumination levels are as follows:</p> <p>Classrooms: 65 to 75 fc Hallways: 30 to 40 fc Washrooms: 35 fc Staff Rooms: 65 fc Gymnasium: 20 to 25 fc (old incandescent fixtures) Administration: 70 to 85 fc Computer Lab: 65 fc.</p> <p>Upgrade lighting in gymnasium. Recommend H.I.D. type lighting with metal halide fixtures and replace existing fluorescent fixtures with new ones utilizing T8 lamps and electronic ballast's. Refer to 5.4.3.</p>	Included in 5.4.3
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	<p>Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.</p>	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	<p>Recommend to replace existing fluorescent fixtures with new T8/electronic ballast fluorescent fixtures.</p> <p>As existing exit lights fail, and need replacing they should be replaced with LED type exit lights.</p>	\$60,000.00
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	New telephone system has been provided. System is adequate, no concerns expressed.	
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	All	Cat. 5 cabling has been provided; data outlets have been provided in classrooms.	
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	All	Installation is satisfactory. Data equipment installed in the general office area. Area is secure and well ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been provided for 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				\$63,500.00

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	2 2	82.5 74.3	181.10	2	80	160.00	21.10	No Adult Education Area Guidelines available for evaluation. Use Senior High Area Guidelines Capacity 200.
7.2	Science Rooms/Labs				1	120	120.00	-120.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			46.40	1 1	130 90	220.00	-173.60	
7.4	Gymnasium (incl. gym storage)			280.10		550.0 55	605.00	-324.90	
7.5	Library/Resource Areas			74.30			130.00	-55.70	
7.6	Administration/Staff, Physical Education, Storage Areas			193.10		170 110 53	333.00	-139.90	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115.00	-115.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs	2	74.3	148.60				148.60	Computer & Video Lab.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			577.50		375 180 48 24	627.00	-49.50	
	Overall Space Adequacy Assessment			1501.10			2310.00	-808.90	