

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		ST. TIMOTHY'S COMMUNITY SCHOOL			School Code:	8045
Location:		14330 - 117 STREET, EDMONTON, ALBERTA			Facility Code:	1988
Region:		CENTRAL			Superintendent:	DR. DALE RIPLEY
Jurisdiction:		EDMONTON R.C.S. REGIONAL DIVISION			Contact Person:	KEN YAKIMOVICH
					Telephone:	1-780-453-4500
Grades:		K-6			School Capacity:	425
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	1979	1	1008.9	Wood frame construction. OWSJ / metal deck roofs. Face brick and stucco cladding.	Hot water heating with forced air.	Includes upper mechanical and storage rooms above stage.
Additions/ Expansions	1980	1	63.23	Wood frame construction. Wood framed roof. Face brick cladding.	Hot water heating with forced air.	Corridor addition to 1981 portables.
	1984	1	428.32	Wood frame construction. OWSJ / metal deck roofs. Face brick and stucco cladding.	Hot water heating with forced air.	Gymnasium extension, gym storage, kitchen and ECS classroom.
					Evaluator's Name:	RICHARD CONNERY
					& Company:	PGA ARCHITECTS LTD.
Upgrading/ Modernization (identify whether minor or major)	1984	1	15.55	Wood frame construction. OWSJ / metal deck roof.	Hot water heating with forced air.	Renovated Storage 102, Staff Washrooms 103 & 104, and corridor in front of these rooms.

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Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979	1	593.0	Wood frame construction. Wood siding.	Gas fired heating with forced air.	Attached / Permanent Four portable addition complete with corridor.
	1981	1	456.0	Wood frame construction. Wood siding.	Gas fired heating with forced air.	Free Standing / Relocatable. Four portable addition complete with corridor.
	1981	1	146.0	Wood frame construction. Wood siding.	Gas fired heating with forced air.	Free Standing / Relocatable. Two portable addition complete with resource room and washrooms connection.
	1982	1	97.0	Wood frame construction. Wood siding.	Gas fired heating with forced air.	Free Standing / Relocatable. One portable and storage room addition.
List of Reports/ Supplementary Information	1. Standard Assessment & Utilization Report 2. Revised School Data Plans 3. Photographs 4. School / Principal List. Page 2/2 5. Three Year Capital Plan 6. Ten Year Capital Plan 7. 1997 B.Q.R.P. 8. 1996 B.Q.R.P. 9. Summary of Minor Modernization Projects from 1990 through to 1999. Page 8/8.				10. Inventory of Core School Buildings - Edmonton Catholic School District Summary from Alberta Education School Buildings Services Areas in M2. Page 6/6. 11. 1998/99 Division Utilization, 5 Year Trend - Descending. Page 2/3. 12. Portable Classroom Locations - Edmonton Catholic Schools - Nov. 5/99. Page 3/3. 13. Edmonton Catholic Schools Fire Alarm Systems. Page 3/3. 14. Legal Description. Page 4/4. 15. Edmonton Catholic Schools - Gymnasium Inventory. Page 2/2. 16. Edmonton Catholic Schools Handicapped Directory Nov. / 98. 17. Heating Ventilation and Air Conditioning Systems. Page 2/2. 18. Inventory of School Buildings - Edmonton Catholic Schools - Nov. 5/99. Page 3/3. 19. Consultants for School Facilities. Page 7/7.	

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Require a designated barrier free parking stall. Asphalt surface north parking lot. Resurface asphalt on south parking lot. Replace precast concrete block sidewalk with concrete sidewalk. Install curb cut in south parking lot.	\$28,200.00
2	Building Exterior	Replace exterior wood stair at south exit from 1979 / 82 portable. Reroof 1979 / 84 building sections. Repaint all exterior wood doors. Install power assisted door at main entrance for barrier free access.	\$80,700.00
3	Building Interior	Refinish gymnasium wood parquet flooring. Repaint all interior gypsum board walls. Repaint all interior wood doors. Repaint all wood millwork in Computer 107, LIB 108 & ECS 136. Repair crack in floor in corridor connection to north portables.	\$37,500.00
4	Mechanical Systems	Clean all ductwork. Replace some plumbing fixtures. Modify ductwork as required. Install cold air traps in mechanical and furnace rooms.	\$12,900.00
5	Electrical Systems	One battery pack complete with 2 heads is needed in the stage area and 2 remote heads are needed in the room behind the stage area. All other electrical systems are in good operating conditions. Install surge protection device to main service panel. Replace all T12 fluorescent light fixtures with T8's.	\$34,440.00
6	Portable Buildings	Replace all portable 4 ply BUR with SBS roofing system. Repaint all exterior wood siding. Install screen doors to exterior exit doors. Patch repair and repaint all interior gypsum board. Replace all damaged acoustic ceiling tiles. Repaint all wood millwork. Replace three flush tank toilets with low flush toilets. Install two sets of magnetic door locks. Install one heat detector in Janitor room.	\$66,650.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient -146.12	
	7.2 Science Rooms/Labs	Deficient -190.0	
	7.3 Ancillary Areas	Deficient -166.17	
	7.4 Gymnasium	Deficient - 2.28	
	7.5 Library/Resource Areas	Deficient - 79.89	
	7.6 Administration/Staff Areas	Deficient -325.05	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl.	Surplus 150.65	
	Overall School Conditions & Estim. Costs	Deficient -758.86	\$260,390.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Small site size. Pre-arrangement with City of Edmonton to use surrounding park area.	
1.1.2	Outdoor athletic areas.	4	All athletic areas owned and maintained by City of Edmonton.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground is owned by City of Edmonton. Two baseball diamonds - grass. Three soccer fields - grass. One basketball court - asphalt.	
1.1.4	Site landscaping.	4	Majority of landscaping is grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	One flagpole. Four bike stands. No perimeter fencing - not required.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other		-		
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Drop-off all along 117 Street municipal road. Handled by volunteer parent patrol.	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	On site roadwork which is driveway for parking lot is asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No buses service school. Drop-off and pickup is done all along the west side of 117 Street with volunteer parent patrol.	
1.2.4	Fire vehicle access.	5	There is fire vehicle access all around perimeter of building. There are fire lane access gates c/w signs at the north and south ends of the school.	
1.2.5	Signage.	5	Asphalt surfaced fire lane along west side of school Building is signed. See attached photographs.	
Other		-		

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff and visitors (including stalls for disabled persons).	3	Seven staff parking stalls complete with plugins in north parking lot. Twelve staff parking stalls complete with plugins in south parking lot. Seventeen parking stalls for community league in south parking lot. No student parking required. Require one designated barrier free parking stall.	\$200.00
1.3.2	Layout and safety of parking lots.	4	No concerns or problems.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	North parking lot is gravel and requires asphalt surfacing. South parking lot is asphalt and requires resurfacing.	\$25,000.00
1.3.4	Layout and safety of sidewalks.	4	No concerns or problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks are adequate. Replace precast concrete sidewalk blocks on east and north side of north portables with concrete sidewalks.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	3	Require a curb cut at south parking lot. There is a ramp in place at main entrance.	\$1,000.00
Other		-		
	Overall Site Conditions & Estimated Costs			\$28,200.00

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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	1979 1984 1980	Concrete slab on grade. No apparent problems. Corridor addition to portables has a crack all along the centre.	Cost in Section 3.1.2
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1979 1980 1984	Wood framed walls. No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1979 1980 1984	Flat roofs. OWSJ with metal deck. No apparent problems.	
Other		3	1979 1980 1984	Replace exterior wood stair at southwest exit from 1979 / 82 portables.	\$700.00

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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 states of repair.</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	1979	Existing 4 ply B.U.R. is starting to show marbles. Replace 1008 m ² with SBS roofing.	\$75,000.00
			1984	Existing 4 ply B.U.R. is starting to show marbles. Replace - 430 m ² with SBS roofing.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1979 1980 1984	Interior roof drains to exterior precast concrete splashpads. Interior stairs to main roof, ladder to gym roof. Good condition.	
2.2.3	Control of ice and snow falling from roof.	4	1979 1980 1984	Flat roofs. No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
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).	4	1979 1980 1984	Face brick and stucco. No apparent problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1979 1980 1984	No overhangs. Wood fascia bands and soffits above window openings are in good condition.	
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	1979 1980 1984	No apparent problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1979 1980 1984	Interior roof drains to outside precast concrete splashpads. Good drainage away from building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1979 1980 1984	Painted gypsum board is in good condition.	
Other		-			

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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	1979 1980 1984	Repaint all exterior wood doors. Power assisted door required at main entrance for barrier free access.	\$5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1979 1980 1984	Functional, no problems.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1979 1980 1984	Panic hardware is adequate and functional.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1979 1980 1984	Newer type aluminum windows complete with sealed glass units and bottom opening hoppers.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1979 1980 1984	Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1979 1980 1984	No apparent problems.	
Other		-			
	Overall Bldg Exterior Condition & Estim Costs				\$80,700.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure			<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1979 1980 1984	Interior wood framed walls with painted gypsum board are in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1979 1980 1984	Concrete slab on grade appears to be in good condition. Corridor addition to north portables has a crack down the middle of the wood floor.	\$3,000.00
Other		-			
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1979 1980 1984	305 mm x 305 mm VCT in good condition. Carpet is in good condition. Gymnasium wood parquet flooring requires refinishing. Replace cracked VCT in 1980 corridor addition to portables.	\$5,000.00
3.2.2	Wall materials and finishes.	3	1979 1980 1984	Repaint all interior gypsum board walls as they are marked up and damaged.	\$20,000.00
3.2.3	Ceiling materials and finishes.	4	1979 1980 1984	Acoustic ceiling tiles in suspended T-Bar are in acceptable condition. Gymnasium glulam beams and wood deck are in good condition.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1979 1980 1984	Repaint all interior SCWD, HMD and PSF.	\$3,000.00
3.2.5	Millwork	3	1979 1980 1984	Repaint all wood millwork within ECS 136, Computer 107 and LIB 108. Wood millwork is worn and tattered.	\$1,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1979 1980 1984	All chalkboards have been replaced with whiteboards. Tackboards are functional / adequate. Bootracks are adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., N/A, gymnasium equipment).	4	1979 1980 1984	Two station gymnasium with roll up and down curtain divider. Basketball backstops / hoops, hockey nets, and mats are in good condition.	
3.2.8	Washroom materials and finishes.	3	1979 1980 1984	Plastic laminate toilet partitions are in good condition. Plastic laminate vanities are in good condition. 50 mm x 50 mm ceramic tile floors are in good condition. Repaint gypsum board walls. Replace dirty and worn-out seamless flooring in four washrooms. It cannot be cleaned.	\$5,000.00
Other		-			

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Section 3	Building Interior - Overall Conditions	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 required.</i> 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	1979 1980 1984	Combustible, non-sprinklered.	
		4	1979 1980 1984	Appear to be in place.	
		4	1979 1980 1984	Appear to be in place.	
		4	1979 1980 1984	Appear to be compliant.	
		4	1979 1980 1984	Ramp to exterior main entrance is in place. Interior corridor ramps are in place where required. GWR 137 and BWR 106 are barrier free accessible.	
		4	1979 1980 1984	Hazardous materials audit not available. No apparent concerns.	
		4	1979 1980 1984	No apparent concerns.	
		-			
	Overall Bldg Interior Condition & Estim Costs				\$37,500.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Site has a positive drainage, there are two catch basins in parking lot draining to underground storm system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Two Exterior NFHB's are in good working order.	
4.1.3	Outside storage tanks.	N/A			
Other		-			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	4	All	There is one fire hydrants on the site.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All	Hand fire extinguishers are as per code and all are checked on a yearly basis.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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).	5	All	Water is supplied from municipal. The pressure and volume are good throughout the school.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	All pumps and valves are in good working order.	
4.3.4	Piping and fittings.	4	All	All piping is in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	All plumbing fixtures are original. Replace three flush tank toilets with low flush toilets.	\$1,200.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	School domestic hot water is served by a 180 MBH output water heater c/w a recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	All sanitary and storm lines are connected to municipal services.	
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).	5	All	There are two boilers with a 294 MBH output each, c/w a two pump heating system adequate capacity.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Heating controls are pneumatic and controlled by DDC, using energy management technology.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Fresh air, combustion air and chimney are all in good condition, there are no cold air traps on any combustion air ducts. Install cold air trap in mechanical room and furnace rooms.	\$3,000.00
4.4.4	Treatment of water used in heating systems.	4	All	The heating system is hot water heating and is checked and treated monthly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	All	Boilers c/w low water cutoff and pressure relief valves.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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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).	5	All	Original piping and radiation is in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	5	All	Insulation is repaired as required. There is some damage where stepped on.	
4.4.10	Heat exchangers.	4	1979	Classrooms 121 to 124 have furnaces. The heat exchangers are checked yearly.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	Each air system has mixing plenum. Equipment is original and maintained.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	5	All	Temperature comfort level is maintained throughout school.	
4.4.13	Zone/unit heaters and controls.	5	All	All classrooms have there own zone control. There are unit heaters in rooms 113, 140 and two in the gym addition.	
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.	5	All	There are three different air systems. One servicing each of the following: the original 1979 half of the gym, the 1984 half of the gym and the original building. Classrooms 121, 122, 123 and 124 are all serviced by there own furnace.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Approx. 10 cfm per person	
4.5.3	Air distribution system (if possible, reference number of air changes/hours).	4	All	Six Air changes per hour	
4.5.4	Exhaust systems capacity and condition.	3	All	All washrooms and storage rooms have exhaust air. Replace broken exhaust air fan in Washroom 102. Install exhaust air in Janitor room 128.	\$1,000.00
4.5.5	Separation of out flow from air intakes.	4	All	There is no cross contamination.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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	Ventilation controls are pneumatic and controlled by DDC, using energy management technology. Furnaces use independent electric controls.	
4.5.8	Air filtration systems and filters.	5	All	Each air system has 30% filtration and filters are changed monthly.	
4.5.9	Humidification system and components.	5	All	Steam humidification, 288 mbh steam provided by steam boiler.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1979	Classrooms 121 to 124 have furnaces with independent distribution. Base school ventilation is adequate. Gym has own air system and distribution.	
Other		2	All	Clean all ductwork throughout school.	\$7,700.00

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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			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other		-			
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Building controls are pneumatic and controlled by DDC complete with energy management system.	
	Overall Mech Systems Condition & Estim. Costs				\$12,900.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5	All	The primary service is an underground fed 600A, 120/240V, 1 phase, 3 wire system. It is located in the mechanical room.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	All	All site and exterior building lighting are of the metal halide type and are sufficient.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	All	There are nine vehicle plug-ins. They are sufficient and are all in good condition.	
Other		-			
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	The fire alarm panel is located in the main entrance. The fire alarm system is tested yearly.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	1979	Emergency lights are needed in the stage area and the room behind the stage area. A battery pack complete with two remote heads and two additional remote heads for the room behind the stage area.	\$320.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	All exit lighting are adequate and are functioning properly. Replace all exit lights with LED type exit lighting complete with DC backup.	\$720.00
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	All panels and motorized equipment are provided with breakers. Surge protection device is to be installed to main service panel.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	All existing panels have no spaces for future expansions. Panels are all in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	No emergency generator or UPS are installed.	
5.3.4	General wiring devices and methods.	5	All	All wiring is in conduit and is acceptable.	
5.3.5	Motor controls.	5	All	A DDC unit is utilized to control all the motorized equipment.	
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	All interior lighting are equipped with T12 fluorescents. All classrooms are lit with a level of greater than 50 foot candles.	Cost in Section 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	All	All ballasts are in good condition.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	All existing interior lights are T12 fluorescents. Replace these with T8 lamps complete with energy saving ballasts. Change gymnasium lights to metal halide lights.	\$28,400.00
Other		-			

School Facility Evaluation Project
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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	All	The telephone system is sufficient for current use and for future expansions.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	All	The public address, intercom and satellite systems are acceptable and are all in good condition. Cable television system is in good condition. No CCTV or satellite systems installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	The network cables are of the category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	All network cables should be secured to the walls or tables.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	The computer hub is located in a separate room. Sufficient space exists for future expansions. Cable television wiring in each classroom should be secured to the walls or tables.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	All	A dedicated circuit is used for each computer and the hub. A separate manual switch is installed to shut off all computers.	
Other		-			

School Facility Evaluation Project
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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	All	No building surveillance system is installed.	
5.6.2	Intrusion alarms (if applicable).	5	All	Motion sensors are installed throughout the school and are functioning properly.	
5.6.3	Master clock system (if applicable).	5	All	The master clock along with the classroom and hallway clocks are all in good operating conditions.	
Other		-			
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		No elevator is installed.	
5.7.2	Condition of elevators/lifts.	N/A		No elevator is installed.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		No elevator is installed.	
Other		-			
	Overall Elect. Systems Condition & Estim Costs				\$34,440.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		Eleven Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood framed floor on concrete piles. Wood framed walls.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Existing 4 ply BUR on all portables. Replace all roofs with SBS roofing. Approximately 900 m ² area.	\$45,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Existing wood siding. Repaint all wood siding.	\$3,500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood framed windows with sealed glass units. Install screen doors to all portable exit doors.	\$3,500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Patch, repair, and repaint all gypsum board. Replace all damaged acoustic ceiling tiles in T-Bar ceilings.	\$5,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repaint all wood millwork.	\$5,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Combination of chalkboards, whiteboards and tackboards are in good condition.	
6.1.8	Heating system.	3	There is one sump pit complete with pump in the crawl space under the portables. Replace three flush tank toilets with low flush toilets. The east wing portables are serviced by a 32 mbh water heater.	\$1,200.00
6.1.9	Ventilation system.	3	There is a separate natural gas fired furnace for each portable. There is also a natural gas furnace for the portables washrooms and crawl space pressurization. There is no exhaust air in portable janitor room. There is no air in any of the six portable storage rooms.	\$3,000.00
6.1.10	Electrical, communication and data network systems.	4	All electrical systems are in good operating condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Janitor room in the portable area needs a heat detector. Two sets of door magnetic holders are needed in the portable hallway area.	\$450.00
6.1.12	Barrier-free access.	4	There are ramps in connecting corridors to portables.	
	Overall Portable Bldgs Condition & Estim Costs			\$66,650.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	-	733.88	11	80.0	880.0	-146.12	Includes Classroom 133 which is leased to a organization for playschool. Includes Classroom 136 for ECS.
7.2	Science Rooms/Labs	-	-	-	2	95.0	190.0	-190.0	No science rooms or labs.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1	86.63 74.2	233.83	1 3	130 90	400.0	-166.17	Includes SAN 117 as music room. Includes one portable for an art room.
7.4	Gymnasium (incl. gym storage)	1 1 1	438.01 25.75 6.96	470.72	1 1	430.0 43.0	473.0	-2.28	Includes Kitchen 135.
7.5	Library/Resource Areas	1 1 1	85.88 18.84 15.39	120.11	1	200.0	200.0	-79.89	
7.6	Administration/Staff, Physical Education, Storage Areas	-	-	179.95	1 1 1	357.0 70.0 78.0	505.0	-325.05	
7.7	CTS Areas								
	7.7.1 Business Education N/A	-	-	-	-	-	-	-	
	7.7.2 Home Economics	-	-	-	-	-	-	-	
	7.7.3 Industrial Arts	-	-	-	-	-	-	-	
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	-	-	1134.65	-	-	984.0	150.65	
	Overall Space Adequacy Assessment			2873.14			3,632.0	-758.86	Using Elementary, Capacity 425.

Evaluation Component/ Sub-Component	Additional Notes and Comments