

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School Name:	Stanley Jones			School Code:	9656	
Location:	950 - 6th Street NE			Facility Code:	1493	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	K - 6			School Capacity:	650 (total)	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1914	3	3,579.30	Masonry (brick and concrete). Sandstone cladding. Sloped roof. Wood window frames.	Hot water radiant heating. Two new boilers.	
Additions/ Expansions	1957	1 with partial bsmnt	1,460.20	Masonry. Flat roof.	Unit ventilators.	Note that there is a discrepancy in area between original "mini-plan" and the October 1993 version. Both attached.
Total (excluding Portables)			5,039.50			
					Evaluator's Name:	Anne Underwood - Graham Edmunds
					& Company:	Alastair Muir - Graham Edmunds
						Mark Yunker - Wiebe Forest (Mech.)
						Milan Gerza - Wiebe Forest (Elec.)
Upgrading/ Modernization (identify whether minor or major)	1997			Some new linoleum, T-bar ceilings.		Minor renovations to administration area.

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		1998/9		275.00			Library and computer lab modernization - new carpet/linoleum, new millwork, new lighting and paint. Plan change of offices within library.
		1999	All			Major electrical and mechanical upgrades.	Main upgrades to Library. New electrical service panels replaced, added outlets at classrooms. New steam boilers.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)		N/A					
Total (including Portables)				5,039.50			
List of Reports/ Supplementary Information		Facility Asbestos Materials Survey (March, 1999) - see appendix.					
		Fire Safety Inspection (February, 2000) - see appendix.					
		Mini Plans (originals and October 1993)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good.	\$ 92,100.00
2	Building Exterior	Good. Original sandstone exterior on 1914 building handsome and in good condition.	\$ 111,000.00
3	Building Interior	Generally good. Age of building means maintaining/refinishing is difficult. Character of old building should be respected in selection of materials and other colors.	\$ 393,300.00
4	Mechanical Systems	Recent upgrade to boiler system. System old but acceptable.	\$ 301,465.00
5	Electrical Systems	Upgrade exterior lighting. Provide FA - strobes. Retrofit interior lighting	\$ 124,000.00
6	Portable Buildings	N/A	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 279.1	
	7.2 Science Rooms/Labs	Deficiency 285.0	
	7.3 Ancillary Areas	Deficiency 298.2	
	7.4 Gymnasium	Deficiency 228.7	
	7.5 Library/Resource Areas	Deficiency 83.0	
	7.6 Administration/Staff Areas	Deficiency 172.1	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$ 1,021,865.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Flat site with large playground area contiguous with grounds around adjacent community centre and city playground.	
1.1.2	Outdoor athletic areas.	4	Community maintains play fields in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Creative play area is an older wood system with gravel of unknown depth. Replace. Reconsider location in conjunction with parking area (see 1.3.2).	\$ 50,000.00
1.1.4	Site landscaping.	3	Mature trees at front of building. Re-pave asphalt play area (500m2).	\$ 9,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage. No sign of problems.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	2	Add exterior lighting - security issue for staff, especially at parking lot. See 5.1.2	
Other				
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Main vehicular and pedestrian access through parking lot - poor, safety concern. Students exit on sides of building. Main entrance permanently closed due to office space. Dedicate separate pathway for pedestrian access fenced from parking lot.	\$ 10,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	NA	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site drop-off on three adjacent streets.	
1.2.4	Fire vehicle access.	4	Field and play area on two sides. City streets on other two.	
1.2.5	Signage.	3	Need signage for principal entrance and interior signage for office location.	\$ 1,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	12 additional spots with signage needed for staff. Visitor parking on roadway. No marked stalls for handicapped parking. Ample on-street parking.	
1.3.2	Layout and safety of parking lots.	3	Lack of parking space has forced parking into middle of lot. Re-assess lay-out of lot. Pedestrian access through lot to north entrance -poor.	\$ 10,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel surface. Positive drainage to play area.	
1.3.4	Layout and safety of sidewalks.	4	City sidewalks on street sides (2).	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No barrier free access to the school. Provide curb cut and ramp at north end of the school.	\$ 12,000.00
Other		3	Remove carpeting on exterior landing and exit stairs (east side of building).	\$ 100.00
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$ 92,100.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		No visible deformations.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No visible problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No visible problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	Both	No visible signs of leakage at the interior. 1914 building area has peaked roof with modern asphalt shingles. Shingles apparently blowing off. 1957 addition reported to have original flat roof. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	Both	see above	
2.2.3	Control of ice and snow falling from roof.	2	1914	Ice build up on gutter edges. Recommend heat trace along entire perimeter of eaves over entry. Add rain water leader to follow heat trace down to grade.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA	Both	No skylights.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	F.I.	Both	Sandstone block has minor cracking. Old caulking is hard, cracked, but not brittle. Paint beginning to peel on 1957 addition. Repaint. Recaulk. Retooling and replacing of blocks as required (Costs will range from \$55,000 - \$100,000).	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	F.I.	1914	Some rust spots, otherwise good shape. However, fascias are painted with lead paint and any work requires abatement procedures.	
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	1914	Ice build up on gutters.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1914	Drain on to pavement, with positive drainage away from building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Both	No major signs of damage. Minor plaster wall cracks - repair prior to repainting (see section 3.2.2)	
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	Both	Damaged seals. Light visible at bottom of doors. Replace.	\$ 5,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both	Good.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Both	Replace kickplates on corridor exit doors (14).	\$ 1,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Both	Wood window frames. One cracked panel. No deterioration. Interior of upper windows need black re-painting (or removal of windows as required). Repaint and reseal at classrooms and exterior as required.	\$ 90,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1914	Replace blinds in library and DHH classroom to fit within window cavity (22 total). It appears as though "scavenged" blinds have been used although they don't fit.	\$ 4,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both	No problems evident.	\$ 11,000.00
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$ 111,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	Both	No major cracks.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	No visible signs.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	Both	9x9 tile at corridor. Recent linoleum (1999) in a majority of the classrooms. Replace carpet in staff workroom, staff lounge and one classroom. Refinish stage floor, or cover with linoleum to protect (in use for lunch program).	\$ 50,000.00
3.2.2	Wall materials and finishes.	3	Both	Recent painting done in classrooms; however, not in halls, staff areas or support areas - repair cracks and repaint, including wood base.	\$ 40,000.00
3.2.3	Ceiling materials and finishes.	2	Both	Exposed ductwork in basement. Recent suspended ceiling in a majority of classrooms (within the last five years). Replace stained and damaged tiles. Replace all glue-on-tile (1957 addition and basement).	\$ 51,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	Both	Solid wood doors and frames. Refinish where required. Corridor exit door frames well worn - paint/stain where required. Replace kickplates throughout.	\$ 5,500.00
3.2.5	Millwork	3	Both	Replace old millwork in specific areas; however, a lot of the older millwork - gives the school character. This millwork is worn but functional for the most part.	\$ 10,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Both	All whiteboards and tackboards are in good condition. Quantities are adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1957	Drapes in gymnasium windows not functional and in poor repair. Replace. Stage curtains worn/dirty. Clean if possible/Replace.	\$ 15,000.00
3.2.8	Washroom materials and finishes.	3	Both	Old linoleum and Quarry tile - maintainable, replace when classroom floor tiles are replaced. Re-paint walls with halls and staff lounge (see section 3.2.2). Exposed ducts and plaster ceilings. Fixtures and portions good.	\$ 2,000.00
Other		2	Both	Provide hardwiring into sound system for audio enhancement for deaf and hard of hearing students.	\$ 15,000.00
Other		2	Both	Provide new signage as required throughout to match existing signage.	\$ 4,000.00
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		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	Both	Probably combustible frame construction with masonry cladding in 1914 building. Probably non-combustible at 1957 addition. Construction types need to be reviewed. Nonsprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.		Doors at head of stairwells not smoke-proof. Provide seals. Requires further review overall.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.		Wooden storage underneath stage. Resurface interior w/rated assembly. Janitorial storage at hall into addition needs rated doors or to be moved (open to hall, inadequate area). Requires review overall.	\$ 300.00
3.3.4	Exiting distances and access to exits.	F.I.		Requires review.	
3.3.5	Barrier-free access.	2		No access provided. Due to age of school providing access and vertical assistance would be extremely costly (multiple lifts, elevator and historical restrictions). Add barrier-free washrooms.	\$ 200,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Any major work should assume that a review of asbestos must be done first and funds provided for abatement. Report attached - see appendix.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4			
Other					
Overall Bldg Interior Condition & Estimated Costs					\$ 393,300.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
<b>4.1 Mechanical Site Services</b>					
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		The roof storm drainage is piped below grade to the City of Calgary, site storm drainage surface to City of Calgary.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3		2 inch copper line outside, no backflow prevention	\$ 2,000.00
4.1.3	Outside storage tanks.	N/A		No known tanks.	
Other					
<b>4.2 Fire Suppression Systems</b>			<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	N/A		No hydrants - no siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		Stand pipe system. Three inch off city main c/w backflow device.	\$ 3,500.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable hand extinguishers are located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		Newer 4 inch water service from the City of Calgary, 2 inch domestic water service complete with backflow device. Pressure/volume reasonable. No known problems.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	1		Backflow devices required on fire protection, irrigation stub and premise isolation. Janitor sinks require hose bibb vacuum breakers.	\$ 6,500.00
4.3.4	Piping and fittings.	4		Water lines are copper, soldered joints may contain lead. Sanitary piping is cast iron, copper DWV and galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Older flushvalve w.c.'s, newer basins and related faucets, older flush tank urinals. Drinking fountains showing signs of age.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2 newer residential domestic water heaters (40 usg 32,000 btuh) and Grundfoss recirculating pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm piped to City.	
Other				Hose bibb vacuum breaker required on janitors sink in corridor leading to 1957 addition.	\$ 500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Two steam boilers appear to be original, suspect they contain asbestos. Boilers are operating well, but near the end of their life expectancy, replacement should be scheduled. Condensate tanks and pumps are in good working condition.	\$ 110,000.00
4.4.2	Heating controls (including use of current energy management technology).	N/A		All controls systems are original pneumatic. Compressor appears to be in good working condition.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn chemical treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All components as required by code.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A		none	



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		1914 wing - Steam piping to cast iron rads. Fan in basement mechanical room supplies ventilation area. Exhaust is via unit located in the attic. 1957 wing - unit ventilators are located in the classrooms and gym. Exhaust fans are located in the mechanical space above the stage. Piping and ductwork is in acceptable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Breeching, steam piping is completely insulated, suspect asbestos on piping throughout. Where ductwork is insulated it is in acceptable condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		South side of school becomes very hot in summer. See 4.5.1	
4.4.13	Zone/unit heaters and controls.	4		Steam cabinet unit heaters are throughout the building at the entrances. The steam units are controlled via pneumatic thermostats. Steam projection unit heater in boiler room.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
	4.5.1 Air handling units capacity and condition.	3		1914 wing - S/A fan located in basement with steam preheat coil and humidifier. Humidifier has been disconnected. This equipment is showing signs of age. Upgrade ventilation (cost based on square foot pricing). Capacity is unknown. 1957 wing - as per 4.4.8.	\$ 178,965.00
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 5 cfm per occupant.	
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 4 changes per hour.	
	4.5.4 Exhaust systems capacity and condition.	4		Washroom exhaust fans capacity unknown.	
	4.5.5 Separation of out flow from air intakes.	4		No known problems.	
	4.5.6 Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		Cost to upgrade ventilation per AB Govt. suggested costs per square foot.	
	Other				
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	N/A		
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Old ductwork, grilles etc, in fair condition.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		as per 4.4.1	
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).	4		New ceiling mounted self-contained A/C unit for computer room in library.	
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 BMS	
Overall Mech Systems Condition & Estimated Costs					\$ 301,465.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5		Underground service 208/120 V, 3 phase main switchboard 800 A - New 1999.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		The exterior lighting is minimal - 3 incandescent luminaries in the canopy, controlled by photocell. Needs improvement.	\$8,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		10 Duplex receptacles on wooden rail, controlled by thermostat - in good condition.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Simplex 4002, zoned, supervised system with panel in main office. Remote annunciator and graphic at entry - good condition. Bells - No strobes.	\$6,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Local battery units with remote heads in good condition.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit signs retrofitted with LED - in good condition.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	5	All	Panels replaced in 1999.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		none	
5.3.4	General wiring devices and methods.	4	All	Majority concealed, partly surface in conduit. 1 new 4 plex outlet per classroom - 1999.	
5.3.5	Motor controls.	4	All	Loose starters - in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms - surface or suspended 2 - 40 w with louvers. Corridors - surface or suspended 2 - 40 w with louvers. Office - strips, in valance. Library - contemporary suspended luminaries. Gym - strips with wire guards, fluorescent luminaries are complete with magnetic ballasts and T-12 lamps. Lighting levels are acceptable. Luminaires in library and 4 classrooms are complete with T-8 lamps.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballasts due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommended action: Replace ballasts with electronic ballasts and all T-12 lamps with T-8 lamps.	\$110,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Phone switch: NT Meridian, Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA system Bogen CPT 1B. Paging operates either via Bogen system or vial local phone.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 - good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Partly in conduit, partly surface - in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch panels on shelves and cabinets - in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Server and hubs are connected to dedicated circuits.	
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		none	
5.6.2	Intrusion alarms (if applicable).	4	All	Contonics RX1608 with motion sensors - in good condition.	
5.6.3	Master clock system (if applicable).	4	All	AMANO - in good condition.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		none	
5.7.2	Condition of elevators/lifts.	N/A		none	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		none	
Other					
Overall Elect. Systems Condition & Estim Costs					\$124,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	NA		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	NA		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	NA		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	NA		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	NA		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	NA		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	NA		
6.1.8	Heating system.	NA		
6.1.9	Ventilation system.	NA		
6.1.10	Electrical, communication and data network systems.	NA		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	NA		
6.1.12	Barrier-free access.	NA		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$0.00

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size m <sup>2</sup>	Total Area m <sup>2</sup>		
7.1	Classrooms	21	19@62.7-82.7 1@112.7 1@168.2	1719.1	18	80	1440	279.1	
7.2	Science Rooms/Labs	-	-	0	3	95	285	(285.00)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	2@75.3 1@81.2	232	2 3	130 90	530	(298.20)	
7.4	Gymnasium (incl. gym storage)	1	1@356.7 2@20.8	398.3	1	570 57	627	(228.70)	
7.5	Library/Resource Areas	1	197	197	1	280	280	(83.00)	
7.6	Administration/Staff, Physical Education, Storage Areas		1@2.9 5@5.6-10.2 9@23-86	500.9		467 95 111	673	(172.10)	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1992.4			1404	588.40	
	<b>Overall Space Adequacy Assessment</b>	26		5039.5	28		5239	(199.50)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Currently some teaching taking place in former girl's and boy's shower areas. Although services are capped off and fixtures removed finishes have never been upgraded or changed. (Quarry tile on floors in good condition but inappropriate in teaching area; ceramic tiles on walls and ceramic tile curbs and areas at former urinals still in place). Inappropriate to assign as classroom space without major renovations.
	Gymnasium currently used as a lunchroom - inappropriate wear and tear on the floor.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments



Evaluation Component/ Sub-Component	Additional Notes and Comments