

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Sunalta Elementary			School Code:		9368
Location:		Calgary - 536 Sonora Avenue SW			Facility Code:		1572
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		k-6			School Capacity:		420 (total)
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	1922	3	3,229.70	Masonry. Sandstone well maintained. Wood windows. Sloped metal roof.	Boilers and Central ventilation unit.		
Additions/ Expansions	1957	2	1,380.20	Masonry, concrete block walls. Wood windows. Flat roof of unknown construction.	Steam unit ventilators and central exhaust.		
Total (excluding Portables)			4,609.90				
					Evaluator's Name:	Anne Underwood, Graham Edmunds	
					& Company:	Alastair Muir, Graham Edmunds	
						Mark Yunker, Wiebe Forest (Mech.)	
						Milan Gerza, Wiebe Forest (Elec.)	

School Facility Evaluation Project
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Upgrading/ Modernization (identify whether minor or major)	1.98	3	Approx. 3000 m ²	Ceilings retrofitted with acoustic tiles.		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)				No portables		
Total (including Portables)			4,609.90			
List of Reports/ Supplementary Information	Asbestos Material Survey (March, 1999) - attached					
	Fire Safety Inspection not available, no hazards reported.					
	Mini Plans (July 1983) - attached.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	School sits on a hilly site overlooking downtown. Site is in good condition.	\$600.00
2	Building Exterior	Exterior is in generally good condition. Further investigation of the condition of the sandstone will reveal whether repointing of the stone is required. Fascias and soffits should be investigated for the condition of the lead paint. The old wood windows are at the end of their life span and should be replaced with historical replicas.	\$280,500.00
3	Building Interior	Floors need replacement in some areas. All areas require painting. Barrier free access and washrooms are required and will be very expensive to incorporate. Investigation of code issues (exiting, ratings of materials, etc.) need a more thorough review than is available in this study.	\$627,000.00
4	Mechanical Systems	Add backflow devices. Replace boilers. Upgrade ventilation.	\$295,465.00
5	Electrical Systems	Provide new DCP, FA-strobes, upgrade emergency lighting and exit signs. Replace panels, provide new circuits, power and data outlets. Retrofit interior lighting	\$201,500.00
6	Portable Buildings	n/a	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 96 m2 (A number of classrooms are either closed or acting as leased space to outside parties.)	
	7.2 Science Rooms/Labs	Surplus of 30.5 m2 (Junior High Science currently one of the closed classrooms.)	
	7.3 Ancillary Areas	Surplus of 48 m2	
	7.4 Gymnasium	Surplus of 186.1 m2 (Basement lunchroom also used as an auxiliary gym.)	
	7.5 Library/Resource Areas	Surplus of 56.2 m2	
	7.6 Administration/Staff Areas	Deficiency of 251.3 m2	
	7.7 CTS Areas	n/a	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 1014.4 m2 (Due to generous circulation spaces allowed for in historical schools)	
	Overall School Conditions & Estim. Costs		\$1,405,065.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	School sits on hilly site overlooking downtown and directly adjacent to Crowchild Trail.	
1.1.2	Outdoor athletic areas.	4	Good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Recent (1995) metal creative structure in excellent condition. Gravel base.	
1.1.4	Site landscaping.	4	Large, mature deciduous trees on edge of hill (east side) and along roadway.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing in good condition - high and continuous along Crowchild Trail.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage around perimeter. Some ponding occurs on west side from downspouts - 2' of asphalt has been laid around perimeter of building.	
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	4	Even though the side is adjacent to busy Crowchild Trail, no problems mentioned and high fencing in good condition.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicular entrance to parking lot. Pedestrian access from south entry doors and parking lot entry doors. Security issue with regard to recent number of thefts within school - no visibility of entry doors. Re-assess security measures.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A		
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus and parent drop-off off-site on adjacent roadway.	
1.2.4	Fire vehicle access.	4	South, west, and north sides of building are accessible. East side faces slope of hill.	
1.2.5	Signage.	4		
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Adequate staff parking. Visitor parking on roadway. No barrier-free stall.	
1.3.2	Layout and safety of parking lots.	4	Small area but navigable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel - drainage OK.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks are OK.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt - drainage OK.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No curb cuts, but barrier-free access via parking lot is possible. Add curb cut.	\$600.00
Other				
	Overall Site Conditions & Estimated Costs			\$600.00

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	Both	No sign of damage.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1957	Some wall stains due to water damage, but no major damage.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	Both	No evident signs.	
Other					

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).	FI	1957	Some water leakage (large pools of water in Music Room) are evident. Further review of situation is necessary. Some parts of the roof have been recently repaired - mentioned by Facility Operator. [Estimated cost to reroof flat roofed addition with EPDM: \$78,000.00. 1912 sloped roof, now metal clad, appears in good condition]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Both	Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	1	1912	Major problem of ice build up on eaves troughs and large icicles forming - especially over entry ways. Recommend heat trace along entire perimeter of eaves over entry. Add rainwater leader to follow heat trace down to grade. This is a priority safety issue that needs to be addressed immediately.	\$10,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	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.	1912/ 1957	Original sandstone in good condition. Some painting required at concrete block exterior (\$5,000). Retooling and replacing of block as required should be undertaken. [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.	Both	Fascia, flashings & soffits appear in good condition from grade. 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).	1	Both	See 2.2.3	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1912/ 1957	Downspouts transfer to horizontal leaders. Downspouts drain to asphalt. All appear to be in reasonable condition.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Both	No evident problems.	
Other		3		Allowance for renos req'd for boiler replacement.	\$ 20,000.00
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).	4		Old doors, but still in good shape. Paint in good condition.	

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	Accessories are old but function well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Hardware operates well. Replace kick plates.	\$ 500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Old wood windows attractive but are not functioning well due to age. Replace, repairing and painting surrounding wood trim.	\$ 250,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Original hardware should be maintained or reused as possible with any window replacement. Replace inoperable hardware with appropriate pieces. (see 2.4.4 for costs)	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No sign of condensation.	
Other				
Overall Bldg Exterior Condition & Estimated Costs				\$ 280,500.00

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 evident problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	No evident problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1912/ 1957	Old sheet linoleum throughout -replace in 3 to 5 years. Library carpet - replace - well worn, stains, beginning to fray. Gym floor squeaks but otherwise in good condition. Refinish and seal wood floor in upper level corridor to electrical hub (storage room). Recent carpet in Music Room. Old vinyl tile in corridor addition - replace in 3 to 5 years.	\$60,000.00
3.2.2	Wall materials and finishes.	3		Remove wood paneling in Conference Room/ storage and library office (probably a flame spread rating problem)- replace with g.w.b. and paint. No information on last painting. Repaint 80% of interior in 5 years.	\$50,000.00
3.2.3	Ceiling materials and finishes.	4		Acoustic ceiling tile throughout in good condition - modernization. Structural T-sections with glue-on-tile between drops- tiles in good condition, no mention or signs of dropping sections.	
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.	4	Both	Solid wood doors in good condition.	
3.2.5	Millwork	2		Relaminate kitchen counters. Millwork throughout gives the school character.	\$ 1,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Repaint heating cabinets. Repair damaged coat rack. Old lockers, but painted metal doors still in good shape.	\$ 5,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2		Replace stage drapes in Gymnasium. The fabric of the old drapes are coming apart - health concern regarding deterioration of material. Price quoted to school at \$10,000 from supplier.	\$ 10,000.00
3.2.8	Washroom materials and finishes.	3		Quarry tile floor in good shape (ugly green color however). Walls and ceiling fixtures and partitions in good condition. Boys washroom on lowest level too large a space-maintenance issue - remove 1/3 toilets and partitions - patch and repair. Single student washroom on upper level recently added which is barrier-free accessible.	\$ 1,000.00
Other					
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	

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.	FI	Construction types need to be reviewed. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	Requires review.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	Requires review.	
3.3.4	Exiting distances and access to exits.	FI	Requires review.	
3.3.5	Barrier-free access.	2	No elevator or ramps, multilevel building. Due to the number of stairs and levels, historic identity, and design considerations providing barrier free access will be extremely costly. Provide 3 orthopedic washrooms (1 barrier-free currently at 3rd floor)	\$ 500,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	Asbestos Material Survey available and in case no immediate health concerns mentioned.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	No other concerns mentioned.	
Other				
	Overall Bldg Interior Condition & Estimated Costs			\$ 627,000.00

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		The roof storm drainage is piped below 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).	1		2" copper line to outside, no back flow prevention. See 4.3.3 for costs	
4.1.3	Outside storage tanks.	n/a		No known tanks	
Other					
4.2 Fire Suppression Systems			Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	n/a		No hydrants on site - no siamese	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	1		Stand pipe system. 4" off city main c/w 2 check valves - these are not an approved backflow device See 4.3.3 for costs	
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		None present	
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		4" water service from the City of Calgary, 2" domestic water service, 2" line to outside, 4" line to hose pipe system. Pressure/volume reasonable. No known problems.	
4.3.2	Water treatment system(s).	n/a		None	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Backflow devices required on fire protection, irrigation stub and premise isolation. Janitors 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 & galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Older flush valve 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 heater (40 usg 32,000 btuh) and Grundfross 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					

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).	4		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		1912 wing - Steam piping to cast iron rads. Fan in basement mechanical room supplies ventilation air. Exhaust is via unit located in the attic. 1958 wing - unit ventilators are located in the classrooms and gym. Exhaust fans are located in the mechanical space above the main floor kitchen. 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).	4		See 4.5.1 (No reported complaints from the staff)	
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		1912 wing -S/A fan located in basement with steam preheat coil and humidifier. Humidifier has been disconnected. This equipment is showing signs of age. Ventilation upgrade should be considered. 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		Unknown estimation of approximately 5 cfm per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Unknown estimation of 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			
Other					
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	n/a	None	
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).	3		See 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).	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.	n/a		No BMS	
Overall Mech Systems Condition & Estim. Costs					\$ 295,465.00

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).	3		Underground service from padmounted transformer. Main disconnect 400A, 208/120V, 3 phase with splitter and switches. In the case of need for expansions, additional load etc, replace the equipment with CDP	\$8,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Luminaires on perimeter wall. Control by Photocell. In good condition	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		8 duplex outlets on steel tubular rail - parking lot . In good condition, controlled by thermostat.	
	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).	3	All	Simplex 2001 zoned, supervised system, in good condition,. Bells - no strobes, provide strobes	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Battery units with remote heads. Some batteries are weak and need replacement.	\$4,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs are old type, red globes 120V only. Provide complete new LED signs and wire also to the DC power.	\$6,000.00
	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.	4	All	Surge protection at power outlet to computer hub in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of panels feeding classroom power are 30 circuits, full without space. The distribution system should be upgraded including new feeders and panels	\$36,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	2	All	2 to 3 duplex general receptacles (no dedicated outlet for computer) per classroom is typical. Classrooms need additional outlets. Power bars and extensions cards are in use. Majority concealed, partly surface. Lighting switches in classrooms are defective and need replacement. Staff room needs one additional outlet circuit for microwave.	\$24,000.00
5.3.5	Motor controls.	4	All	Loose starters - 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, office area, corridors, suspended and surface fixtures with louvres. Gym 1x4 surface with wireguards. Lower gym 1 x 4 surface with down lense. Utility areas - strips. Luminaires are complete with magnetic ballasts and T-12, F40/30W lamps. Lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$95,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Telephone switch is NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - Bogen MCP35A. System operates via phone. The system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	2	All	Part concealed, part surface/secured. No data outlets in classrooms. Extension cords and power bars are in use. A significant upgrading is required.	\$19,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch blocks on wall in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	All	Hubs in basement are installed below mechanical pipes with high risk of water leakage to hubs. Relocate hubs and associated equipment to adjacent wall. Clear of mechanical pipes.	\$2,500.00
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		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Contronics 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		No elevator.	
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
	Other				
	Overall Elect. Systems Condition & Estimated Costs				\$201,500.00

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>		No portables	
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		
	Overall Portable Bldgs Condition & Estim Costs			\$ -

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	14	42.6 - 103.4	976	11	80	880	96	4 closed classrooms and 2 leased spaces included.
7.2	Science Rooms/Labs	2	75.3 45.2	220.5	2	95	190	30.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	61.6 - 111.5	358	1 3	130 90	310	48	
7.4	Gymnasium (incl. gym storage)	2	192.3 - 353	659.1	1	430 43	473	186.1	Lunchroom also used as auxiliary gym.
7.5	Library/Resource Areas	1	246.2	246.2	1	190	190	56.2	
7.6	Administration/Staff, Physical Education, Storage Areas			250.7		357 70 75	502	-251.3	
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)			1899.4			885	1014.4	
	Overall Space Adequacy Assessment	23		4690.9	19		3430	1260.9	

Evaluation Component/ Sub-Component	Additional Notes and Comments