

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Sunnyside Community			School Code:		9234
Location:		Calgary - 24 - 7th Street NW			Facility Code:		1494
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		k-6			School Capacity:		175 (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	1919	1 plus bsmnt	1,163.70	Masonry, framed. Wood framed windows. Flat roof of unknown construction.	Steam heating with central ventilation.		
Additions/ Expansions	1956	1 plus bsmnt	1,131.40	Masonry, brick and stucco cladding. Wood framed windows. Flat roof of unknown construction.	Forced air furnace.		
Total (excluding Portables)			2,295.10				
					Evaluator's Name:		Anne Underwood, Graham Edmunds
					& Company:		Alastair Muir, Graham Edmunds
							Mark Yunker, Wiebe Forest (Mech.)
							Milan Gerza, Wiebe Forest (Elec.)

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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
Upgrading/ Modernization (identify whether minor or major)	1992			Administration area modernized (door, window frames, ceiling, painted walls and carpet)		Hollow metal steel window and door frames at entry to office is somewhat incongruous with old wood interiors. Review possibilities of replacement if further work is done in this area.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	none					
Total (including Portables)			2,295.10			
List of Reports/ Supplementary Information	Fire Safety Inspection (November, 1999) - see appendix					
	Asbestos Materials Survey (March, 1999) - see appendix					
	Min Plans (November 1999) - see appendix					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Re-grading and reseeding of old ball diamond area is required.	\$93,900.00
2	Building Exterior	Older brick showing signs of deterioration due to age. Requires repainting. Paint peeling wooden window frames and soffits.	\$40,500.00
3	Building Interior	Floor finishes in a number of areas require replacement, as well as some ceiling sections. Upgrade older millwork by resurfacing and repainting or refinishing and by selective replacing as needed.	\$191,200.00
4	Mechanical Systems	Replace select sinks and basins in classrooms. Ventilation upgrade required. Replace boiler and furnaces.	\$122,750.00
5	Electrical Systems	Provide new fire alarms system. Retrofit exit signs with LED . Replace obsolete and full panels. Provide additional receptacle outlets and circuits, additional lighting and retrofit lighting with electronic ballasts and T8 lamps.	\$100,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 200.3	
	7.2 Science Rooms/Labs	Surplus 39.2	
	7.3 Ancillary Areas	Deficiency (199.1) (Note that "additional" classroom space could be used for ancillary purposes).	
	7.4 Gymnasium	Deficiency (66)	
	7.5 Library/Resource Areas	Surplus 63.8	
	7.6 Administration/Staff Areas	Surplus 79.3	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 498.6 Inefficiencies in circulation due to configuration of addition which has created an unusual, and well-used internal courtyard space.	
	Overall School Conditions & Estimated Costs		\$548,350.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good level site.	
1.1.2	Outdoor athletic areas.	3	Fill and grade ball diamond area, top-dress and re-seed (area has been "dugout" (to form rink?))	\$7,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Replace large wooden creative play area in southwest corner of play field with new version. Small wooden play structure on northeast corner of playfield used for small children - good base, good condition.	\$75,000.00
1.1.4	Site landscaping.	4	Work has been started on a school landscape plan which will replace some of the existing fields with "themed" gardens. Should be reviewed and coordinated with playing fields (ensure that at least one reasonable sized area remains intact and level).	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Add 200' and replace 600' of chainlink fencing (800' total).	\$7,400.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good positive drainage.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4		
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	One vehicular entrance to parking area. Pedestrian access good.	

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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).	N/A	None.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	Parent drop-off is off-site directly in front of front entrance.	
1.2.4	Fire vehicle access.	4	Sided by two city streets. Playfield on west side, play area on south side.	
1.2.5	Signage.	4	School name clearly visible from roadway.	
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, students and visitors (including stalls for disabled persons).	4	Adequate parking for staff and visitors. No barrier free stall.	
1.3.2	Layout and safety of parking lots.	4	Pedestrian traffic circulates away from parking lot - good.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel/older asphalt in acceptable condition. Mature trees in lot would be adversely affected if lot totally asphalted over.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks in acceptable condition.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Temporary plywood ramp at north (parking lot entry) to access main corridor/"courtyard" area central to the plan layout - replace with more permanent solution. No barrier free access to other school areas, see 3.3.5.	\$4,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$93,900.00

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 signs of problems	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No visible signs of problems	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No visible signs of problems	
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	Both	No reports or written information available. New flashing around perimeter parapet appears to be in good condition (viewed from grade). Efflorescence on some areas of the brick wall suggests that there may be water getting behind the wall. (Estimated reroofing costs with EPDM \$128,000.00)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No problems visible from grade. See 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		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).	3	1956/ 1919	Re-paint exterior of addition around windows. Mortar cracking and loose on older area (west side) - repoint as required. Review for need for more work.	\$10,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1919	Soffits on older portion need repainting (275'X2' depth).	\$4,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No problems evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No signs of problems.	
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).	4	Both	Exterior doors are in reasonable 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	Both		
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Both	Three exit doors at gymnasium entry do not properly latch - provide proper closures or repair.	\$1,500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Both	Double-single-pane wood framed windows require painting & recaulking. Hollow metal internal windows in general office area - good condition. Remove existing flaking paint at upper windows in library and replace with film.	\$25,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both	Accessories appear to be in reasonable condition and function well.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both	No condensation visible.	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$40,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	Both	No sign of problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	No sign of problems.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	Both	Linoleum flooring needs to be replaced throughout school - funding in place for 50% of area and some work to be done March 2000 (seams were duct-taped on existing during site visit). Replace carpet in select classrooms and administration area. Refinish stage floor.	\$32,000.00
3.2.2	Wall materials and finishes.	3		Repaint 8" high baseboards and 1/4" round. Replace panel board with g.w.b. construction at library office.	\$10,000.00
3.2.3	Ceiling materials and finishes.	3		Replace ceilings at classrooms, halls and administration area.	\$25,700.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3		Sand and paint all doors. Hardware well worn, but useable. Replace kickplates on a majority of exit/fire doors.	\$5,000.00
3.2.5	Millwork	3		Sand, paint and re-laminate all older millwork.	\$16,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Add 14 whiteboards (7 classrooms at two for each).	\$5,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Curtains at stage are in poor condition (frayed and dirty). Replace.	\$10,000.00
3.2.8	Washroom materials and finishes.	3		Quarry tile floor in good condition. Boys washroom requires signage - add. Re-laminate millwork. Paint walls. Replace ceiling with g.w.b. when other ceilings are replaced.	\$2,500.00
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.	4	Appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Materials appear appropriate.	
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	2	No current access. Two lifts required to fully access the main floor. Add 1 barrier free washroom.	\$85,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos audit in use (attached). There is asbestos in the ceiling material of the corridor (central courtyard) area which has active use. Any upgrade to finishes should provide for removal	
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				\$191,200.00

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	All	Roof storm drainage underground to City of Calgary, site storm drainage surface to City of Calgary.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All		
	4.1.3 Outside storage tanks.	N/A	All		
	Other				
	4.2 Fire Suppression Systems		Bldg. Section	Description/Condition	
	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).	4	All	Standpipe hose reels for fire protection.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	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	All	2 inch from the City of Calgary. Pressure/volume reasonable. No new problems.	
4.3.2	Water treatment system(s).	N/A	All	None	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Newer domestic water recirc pump. Backflow devices installed.	
4.3.4	Piping and fittings.	4	All	Waterlines are copper, soldered joints may contain lead. Small amount of galvanized pipe at meter base. Sanitary piping is cast iron, copper DWV & galvanized pipe. Storm is cast iron. Principal complained of intermittent plumbing noises - no apparent problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Flush valve w.c.'s , flush tank urinals, enamel steel basins and sinks in classrooms. Some classroom sinks have been replaced with stainless steel. Some basins and classroom sinks are nearing their life expectancy.	\$7,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	New John Wood residential domestic water heater (40usg 32,000 btuh).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Both sanitary and storm to City. Small sump pump in basement of 1964 addition for the swamp cooler drain.	
Other		1	All	Janitor's sink in 1964 addition entry half requires hose bibb vacuum breakers.	\$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).	2		1919 - Newer steam boiler, at time of site visit boiler had steam/water leak in front door. No redundant boiler. The steam boiler serves the 1919 wing only. 1964 - 3 forced air furnaces serve the gym, classroom and the 1964 corridor areas. These units are at the end of their reasonable life - recommend replacement. See 4.5.1	
4.4.2	Heating controls (including use of current energy management technology).	N/A		All control systems are original pneumatic.	
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		Newer water softener for boiler feed complete with backflow device.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Newer condition - components as required by code.	
4.4.6	Heating air filtration systems and filters.	4		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		1919 - steam piping to classrooms, coil in fan room and cast iron radiators in basement. 1964 - ductwork to classrooms, gym and main corridor.	
4.4.9	Heating piping, valve and/or duct insulation.	4		1919 - Exposed heating piping is insulated. Boiler breeching is insulated and insulation is in good condition. 1964 - some of the ductwork in the mechanical room is insulated but is in poor condition. Furnace flues are insulated - insulation is in good 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		Principal stated her office has inconsistent heat - no noticeable temperature differences were observed at the time of the site visit.	
4.4.13	Zone/unit heaters and controls.	4		Steam convectors c/w control are located at the 1919 entrance.	
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	1919	Small fan room complete with steam coil - no outdoor air. Condition of existing equipment is good. System is obsolete.	\$114,750.00
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 located on roof. 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).	4		Pneumatic thermostats, no BMS.	
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. but in reasonable 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).	4		Swamp cooler serves the 1964 addition. Capacity unknown, fair condition.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4			
4.6.3	Cooling system controls (including use of current energy management technology).	4			
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 & Estimated Costs				\$122,750.00

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).	4		Overhead service 120/240V 1Phase with main switch 400A. In acceptable condition.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Wall mounted luminaires at all entry/exits controlled by photocell, and part by timer. In good condition.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Outlets mounted on exterior wall are 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).	2	All	120V 3 wire system, not zoned, not supervised with bells 120V, no strobes. The system to be replaced to suit the Code.	\$16,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Local battery units with remote heads, tested regularly, in good condition and operational.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	All	Incandescent exit signs in good working order and adequate coverage. Recommended action: Retro fit with LED kits.	\$4,000.00
	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.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are a mixture of obsolete and newer panels. Some panels are full with no space for expansion. Replace obsolete and full panels.	\$15,000.00
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.	3	All	Majority concealed, part surface. Staff room needs dedicated circuits for appliances. Additional outlets are required in central court yard.	\$4,000.00
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Classrooms - suspended with louvers. Corridors - wraps and some old incandescent. Gym - strips complete with wireguards. Lamps T-12 F40 WW & CW with magnetic ballasts. Lighting levels are satisfactory except central courtyard. Otherwise the system is in good condition. Recommended additional fixtures in the central courtyard and replacement of incandescent luminaires in corridor with fluorescent.	\$6,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade/retrofit lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$55,000.00
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 Meridian Norstar in 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. The operation also via phone system - 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).	4	All	Majority concealed, partly surface - in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are on 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		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Contronics RX 1600 with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 6100 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				\$100,000.00

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>		None on Site	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estimated Costs			\$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 ²	Total Area m ²		
7.1	Classrooms	6	70.8-76.2	440.3	3	80	240	200.30	Note: Areas from original miniplans.
7.2	Science Rooms/Labs	1	134.2	134.2	1	95	95	39.20	Science room is in the basement; has low ceilings due to exposed pipe, 3 columns in middle of the space. Not originally intended as instructional space. This is not an appropriate teaching space. Currently leased to YMCA for after school.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	1@76.1 1@34.8	110.9	1 2	130 90	310	(199.10)	Note that surplus classroom could be fitted out for ancillary use.
7.4	Gymnasium (incl. gym storage)	1	1@199.7 1@9.3	209	1	250 25	275	(66.00)	
7.5	Library/Resource Areas	1	1@136 1@17.8	153.8	1	90	90	63.80	
7.6	Administration/Staff, Physical Education, Storage Areas		5@2.9-17.2 2@21.6-26 2@118-122.1	335.3		170 50 36	256	79.30	Note: Administration area calculations from newer set of miniplans / due to renovations.
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)			911.6			413	498.60	Includes 102.2m ² "Reading Room" in the basement. Leased to YMCA currently, see comments @7.2 above.
	Overall Space Adequacy Assessment	11		2295.1	9		1679	616.10	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments
Mini Plans	Update plans to include room name changes and modify plans to note a wall gone between south facing classrooms.
Section 7	Note that lower floor classrooms (old "science room" and "reading area") are leased space to YMCA for "Before and After School" daycare. Area has very low ceilings and lots of exposed, insulated pipe ("ceiling" consists of acoustic panels suspended horizontally below pipe at strategic intervals - not continuous). Painted plaster. Columns supporting the upper floors break up the space. Not originally designed as instructional space. Not appropriate instructional space (Mechanical rooms open directly into "reading" area.)
Section 3	School would like to modify three classrooms with moveable partitions between. Could be fairly expensive to do well, because of age of the school.
Section 3	School would like to make changes at entrance to library to improve function (make it easier to move carts in and out) and to improve visibility.