

1

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total (including Portables)			2,529.60			
List of Reports/ Supplementary Information	Asbestos Materials Survey (March 1999) - see appendix					
	Fire Safety Plan - not available					
	Mini Plans (July 1979) - see appendix					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good size play area and healthy vegetation.	\$66,500.00
2	Building Exterior	Brick gymnasium has aged well. Original stucco is showing signs of deterioration and will require replacement in the near future, as with the wooden windows.	\$92,100.00
3	Building Interior	The original finishes have been well maintained; however, ceiling tiles in specific areas and both sets of washrooms adjacent to the gymnasium require immediate attention.	\$0.00
4	Mechanical Systems	Replacement of heating units for 1959 and 1958 portions suggested.	\$230,160.00
5	Electrical Systems	Provide new fire alarm system, upgrade emergency lighting and exit signs. Replace panels, provide new circuits power and data outlets. Retrofit lighting. Lighting system upgrade suggested and more outlets for classrooms required.	\$135,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 22.90	
	7.2 Science Rooms/Labs	Deficiency 95.0	
	7.3 Ancillary Areas	Deficiency 88.3	
	7.4 Gymnasium	Deficiency 231.2	
	7.5 Library/Resource Areas	Deficiency 20.8	
	7.6 Administration/Staff Areas	Deficiency 169.0	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 86.0	
	Overall School Conditions & Estimated Costs		\$523,760.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Extensive play areas, relatively flat site (snow covered).	
1.1.2	Outdoor athletic areas.	4	Fields were said to be in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	The large, wooden creative play structure is beginning to splinter. Some metal pieces are loose or missing from the play structure.	\$50,000.00
1.1.4	Site landscaping.	4	Trees and bushes on east side of the school, grass and asphalt over the rest of the site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Refinish and repaint the flag pole - large amounts of rusting in several spots. Repaint bike racks as well.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage on three of four sides. North-east side banks down toward school, trees and bushes. No signs of ponding.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	3	Safety issues with parking layout - see 1.3.2.	
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	Two vehicular entry points into parking lot. Two pedestrian access points. Access through parking lot causing safety issues (see 1.3.2). Main entry for pedestrians is good.	

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		
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No busing. Vehicle drop-off off site on roadway - see 1.3.2.	
1.2.4	Fire vehicle access.	4	Access is acceptable. Streets on two sides.	
1.2.5	Signage.	3	School name visible on south end of school. No signage at main entry - provide.	\$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	No visible signage for visitor parking - roadway parking. Adequate parking for staff. Dedicated handicapped parking stall.	
1.3.2	Layout and safety of parking lots.	2	Triangular layout is an awkward configuration for turn-around (cars have to back up towards and entrance). Parent drop-off occurs within the parking lot and causes safety problems. Re-configure layout to provide proper turn-around.	\$10,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt parking. Drainage good. Cracking and heaving on asphalt occurring due to tree roots - cut roots (but leave trees) and re-asphalt area.	\$4,500.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete. Drainage good.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$66,500.00

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).	F.I.	All	Settlement cracks in Gymnasium storage area and at junction of main building and "west" wing. Apparent unevenness in floors. Should be investigated further to determine if there is an underlying problem.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	All	Cracking on Library and Physical Education storage room. Should be reviewed in conjunction with 2.1.1.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No indication of 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	All	Verbal information (no roofing report): Area over 1957 and 1958 additions has been patched or re-roofed within the last five years.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Some accessories viewed from grade appear rusty. Determine extent of deterioration when further review of roof is done. Downspouts drain to either embedded pipe or surface drain to asphalt. See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	N/A	All	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	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, efflorescence, water stains).	3	All	Majority of brick is in good condition, bottom course on south side of gym chipped and three bricks are missing - replace. Paint on the concrete block is peeling - repaint. Stucco plaster cracked in numerous places. Large cracking visible at the east side entrance - replace.	\$50,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Replace wood fascia at Library (60'). Replace fascia above mud room entrances. Rust appears on the south face of gym flashing - replace.	\$5,000.00
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	All	No evidence of envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1951 1958	Semi-internal drainage to embedded piping. Downspout at east corner requires re-alignment and splashpad - maintenance issue. Drainage onto the asphalt is good.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No sign 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).	3	1951 1958	Repaint six exit doors on the exterior.	\$1,000.00

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).	1	All	Three exit doors in hallway require closers. Replace all kickplates at all exterior doors.	\$1,100.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	1	All	See 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Newer aluminum windows in original wood frames. Re-caulk all windows on exterior. Dry rot occurring on window sills on north side of the building - replace and repaint.	\$30,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Screens rusty - replace. Horizontal venetian blinds throughout - difficult to raise and lower.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No signs of condensation.	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$92,100.00

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	All	No signs of damage.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	All	Settlement cracks radiating to outside walls. Further investigation required.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Original vinyl tile (9x9) extensive throughout in reasonable condition. Replace carpet in specific areas (computer lab, staff lounge, and library). Refinish and stain wood stage floor. Gym wood floor in good condition.	\$20,000.00
3.2.2	Wall materials and finishes.	3	All	Painted 3-4 years ago. Repaint in 3-5 years. Remove wall covering in west entry and old kitchen area - paint. Cracking in wall material (asbestos) above door frame in library - see 3.3.7.	\$15,500.00
3.2.3	Ceiling materials and finishes.	3	All	Extensive glue-on-tile. Replace sections in gym and corridor of 1958 addition. Replace suspended ceiling tile in library and computer lab (old, aged and some are damaged) of 1966 addition where stained.	\$20,000.00
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	All	Solid wood doors in good condition throughout. Replace kickplates at doors to entries.	\$600.00
3.2.5	Millwork	3	All	Relaminate specific millwork sections. Refinish and repaint millwork.	\$20,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Reasonable amount of whiteboard throughout. Divider between library/ancillary area and computer room not opened - could replace with a solid wall. Replace any black or green boards.	\$10,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Six boot racks are rusting out - replace. (Consider replacing with unused racks from schools such as Rosedale)	\$1,500.00
3.2.8	Washroom materials and finishes.	1	1966	Washrooms beside gym need complete upgrade: walls, floors, ceilings, and fixtures (damages to all components of room).	\$30,000.00
Other		3	All	Interior signage is inadequate in some areas (location of office) - provide.	\$4,000.00
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.	F.I.	All	Appears non-combustible. Non-sprinklered. Typically this age of school does not meet code. Review.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	1	All	See 2.4.2	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Requires thorough review.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Requires review.	
3.3.5	Barrier-free access.	1	1966	Access available at main entrance. Ramped corridor down to library and 1958 addition. Add barrier free washroom.	\$10,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Asbestos Material Survey in use. Concern noted in regard to wall stipple of library walls - refer to 3.3.7. Assume any major renovations will require hazardous materials abatement funds.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	1951/ 1966	Health concern regarding wall crack in asbestos above the door frame located in the library.	\$4,000.00
Other		3		Ventilation problems with 1951 portion of building - <b>costs included at Section 4.4.1</b> (\$50,000).	
Other		3		Provide estimate for remedial work for boiler replacement.	\$20,000.00
	Overall Bldg Interior Condition & Estimated Costs				

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		As reported by the caretaker the roof storm drainage is piped to an underground drywell, site storm drainage surface to City of Calgary.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		No irrigation systems, piping is capped off outside at stage wall. Interior line is roughed in c/w back flow device. Exterior hose bibbs. Hose bibb vacuum breakers required.	\$1,000.00
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).	4		Stand pipe system in 1966 addition. 2 1/2 inch off city main c/w vacuum breaker.	
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		4 inch water service from the City of Calgary, 2 inch domestic water service complete with backflow device. 2 1/2 standpipe. 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).	4		Backflow devices installed.	
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		1958 wing - flush valve w.c.'s, flush tank urinals, newer vitreous china basins faucets. 1951 wing - flush tank w.c.'s, flush valve urinals, newer vitreous china basins and faucets. 1966 wing - flush tank w.c.'s, flush valve urinals, vitreous china basins - original faucets.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Newer residential domestic water heater (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 to City. Small sump pump in mechanical room 040, discharge piped to sanitary system.	
Other		1		Hose bibb vacuum breaker required on janitors sink in room 042 and 022.	\$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		1951 wing - original water boiler, Weil Mclain J-8 875,000 btuh. Boiler casing is showing signs of age. Boiler is old but operates well. Suggest boiler may need replacement in the next 3 to 5 years based on the age. 1958 wing - Trane gas fired AHU model 8F-150-3951. This unit is close to the end of its life expectancy, suggest the heat exchanger be tested for leaks, replacement may be necessary. This unit does not adequately heat the far south end classrooms. 1966 wing - Lennox gas fired AHU model 81-185-FW, this unit appears to be in reasonable condition, although a check of the heat exchanger is recommended. The library and Ancillary rooms are served via two AHU's c/w a heating coils. These units appear to be in good working order.	\$228,660.00
4.4.2	Heating controls (including use of current energy management technology).	N/A		All controls systems are original pneumatic.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air for all mechanical rooms. Top of flues are showing some rust.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment program in place (Dearborn 546).	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All components required by code.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter.	
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		1951 wing - heating water piping to perimeter radiation. 1958 wing - below slab ductwork for R/A, S/A ductwork above ceiling in hall. 1966 wing - below slab ductwork for gym supply, above ceiling for balance of spaces.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Heating piping is completely insulated, suspect asbestos. Ductwork not insulated except outdoor air ductwork.	
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).	2		1951 wing is not presently served with an AHU. Installation of a complete ventilation system is recommended. Installation of a new AHU and ductwork to resolve the heating problems in the 1958 wing is recommended. (as per 4.4.1)	
4.4.13	Zone/unit heaters and controls.	4		Water and steam cabinet unit heaters are throughout the building at the entrance. The steam units are controlled via pneumatic thermostats and the water units are controlled via line voltage thermostats.	
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		see 4.4.1	
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 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		Separate exhaust fan for old science room. Kiln located in storage room 033 is exhausted via the washroom exhaust fan for rooms 035 and 031.	
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		
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		DX unit tied into Trane unit serving 1958 addition - no reported problems. Unit nearing the end of life expectancy. 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).	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					\$230,160.00

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		Underground service from padmounted transformer. Main breaker and CDP 600A, 208/120V, 3 phase. FPE, space for additional breakers available. In good condition	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Luminaries on canopies at entry/exits plus small wall packs 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 rail - parking lot. 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).	2	All	120V, 3W non zoned, not supervised system, thermal detectors are in the office, storage and mechanical room. Bells - no strobes, provide new system to suite.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	No emergency lighting remote heads in corridors. Remote heads only in library, infirmary and gymnasium.	\$10,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs in 1966 addition connected to emergency power. All other exit signs are 120V only. Not on emergency power. Recommended action: replace 120V signs with new LED ones and connect to emergency power. Retrofit the other signs with LED.	\$10,000.00
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 are in good condition, however with minimum space for expansion. About 4 panels need to be replaced with 60 circuits for expansion.	\$20,000.00
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	2 to 3 duplex general receptacles and 1 new outlet for computer per classroom is typical. Classrooms need additional outlets. Computer classroom - wiremold. Majority concealed, partly surface, good condition. Lighting switches in classrooms are defective and need replacement. Staff room needs one additional outlet circuit for microwave.	\$14,000.00
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms & Library - suspended fixtures with louvres. Corridors - surface mounted with louvres and wraps. Gym - strips with wireguards. Stage - incandescent. Utility areas - strips. Luminaries are complete with magnetic ballasts and T-12, F40/34W lamps. Luminaries are clean, and lighting levels are adequate.	
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 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 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 operations via phone with 2 zones. All call and hallways. 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).	3	All	Part concealed, part surface/secured. Distribution in computer room in wiremold. Typical classrooms are complete with 1, 4-plex data outlet. Computers in corridor with 4-plex data outlets. Good condition, however classrooms need additional data outlets.	\$11,000.00
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).	4	All	Hubs in good condition.	
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	Silent Knight 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				\$135,000.00

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).	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		
	<b>Overall Portable Bldgs Condition &amp; Estimated Costs</b>			\$ -

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 m <sup>2</sup>		
7.1	Classrooms	11	4@73.6 5@72.6 85.7&79.8	822.9	10	80	800	22.90	
7.2	Science Rooms/Labs				1	95	95	(95.00)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	1@81.4 1@55.2 1@85.1	221.7	1 2	130 90	310	(88.30)	
7.4	Gymnasium (incl. gym storage)	1	1@223 1@18.8	241.8	1	430 43	473	(231.20)	
7.5	Library/Resource Areas	1	1@116.4 1@22.8	139.2	1	160	160	(20.80)	
7.6	Administration/Staff, Physical Education, Storage Areas		10@5.5-21 1@73.6	212		247 70 64	381	(169.00)	
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)			892.00			806	86.00	
	<b>Overall Space Adequacy Assessment</b>	16		2,529.60	16		3,025.00	(495.40)	

Evaluation Component/ Sub-Component	Additional Notes and Comments