

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School Name:		Terry Fox Junior High			School Code:		9689
Location:		Calgary - 139 - Falshire Drive NE			Facility Code:		1674
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		7-9			School Capacity:		715 (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	1994		6,505.00	Masonry, brick cladding, wood windows. Flat roof with a protected membrane sloped roofs - standing-seam metal roofing.	Hot water heating and variable volume ventilation.		
Additions/ Expansions							
Total (excluding Portables)			6,505.00				
					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  
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)			No portables.			
Total (including Portables)			6,505.00			
List of Reports/ Supplementary Information	Fire Safety Inspection (March, 2000) - see appendix					
	Mini Plans (September 1997) - attached					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good. Small site with city maintained playfields adjacent. School has no playfields of its own.	\$0.00
2	Building Exterior	Excellent condition.	\$0.00
3	Building Interior	Generally good. Some wall finishes are displaying signs of wear and upgrading of finishes in corridors required. Overall painting will be due within 5 years.	\$105,000.00
4	Mechanical Systems	Additional cooling needed for food prep area and weight room. Review of heating/cooling system due to overheating in summer months.	\$7,500.00
5	Electrical Systems	Repair or replace digital metering. Replace panels. Provide new circuits, power and data outlets. Retrofit interior lighting	\$272,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 133.7 m2 (Total includes a number of smaller "break-out" spaces associated with larger classrooms.)	
	7.2 Science Rooms/Labs	Surplus of 135.7 m2	
	7.3 Ancillary Areas	Deficiency of 184.7 m2	
	7.4 Gymnasium	Deficiency of 335 m2	
	7.5 Library/Resource Areas	Deficiency of 113 m2	
	7.6 Administration/Staff Areas	Deficiency of 392.5 m2	
	7.7 CTS Areas	Deficiency of 467.5 m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 744.7 m2	
	Overall School Conditions & Estimated Costs		\$384,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Very small site.	
1.1.2	Outdoor athletic areas.	4	Site has no play fields. Play fields used by school are on adjacent city property and shares with next-door community centre. Heavily used fields need leveling (safety issue), topdressing and reseeding (city maintains).	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	4	Large grove of deciduous trees on east side.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Accessories are in fine condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage all around.	
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	4		
Other				
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One main vehicular entry to two parking lots (one shared with community centre next door). Main pedestrian entry across from shared parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt, good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop-off site on adjacent roadway. Barrier-free bus drop-off at entrance of school.	
1.2.4	Fire vehicle access.	4	Access to three sides, fourth side is obscured by a grove of trees and a dry creek.	
1.2.5	Signage.	4	School name clearly visible from roadway.	
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).	5	Adequate parking for staff and visitors. Two dedicated stalls for handicapped.	
1.3.2	Layout and safety of parking lots.	5		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Asphalt, good drainage.	
1.3.4	Layout and safety of sidewalks.	5		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	Sidewalks are in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	5	Access provided.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$0.00

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		Settlement occurring at ground level - <b>see 3.1.2.</b> Otherwise no signs of problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No 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).	4		Viewed from second floor - roof appears in good condition. Protected membrane roof at flat areas. Standing seam metal roofing at smaller areas of sloped roofs.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	4		Sloped metal roofing shows no signs of ice/snow build up.	
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, efflorescence, water stains).	5		Brick, stucco and concrete block in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		Metal fascia in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5		No sign of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Drainage to asphalt and/or concrete splashpads.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5		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).	4		Metal doors 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	Adjust closer/latch on Gym exit door, otherwise hardware in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Wood windows in good condition. Some water puddling on metal framed window by exit door in library.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Openers/closers in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	No signs of condensation.	
Other				
	<b>Overall Bldg Exterior Condition &amp; Estimated Costs</b>			\$0.00

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		No sign of problems. Minor wall cracks on second floor. Repair before repainting.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3		Minor sign of settlement at three areas in corridors. Large crack at south exit doors beside threshold - patch concrete and replace 2'X6' strip of floor tile.	\$1,000.00
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Vinyl tile throughout corridors and some classrooms. Carpeted areas in good condition. Replace carpet in staff lounge in next 5-10 years. Staff had serious complaints about performance of gym floor (dead spots everywhere). Gym floor in good surface condition.	
3.2.2	Wall materials and finishes.	2		Painted masonry and GWB in good condition, but is receiving heavy abuse, especially in lower portions of main corridors and columns (holes punched in). Add 4' high wainscotting of fiber-reinforced gyp. Wall panels with wood cap at all corridors. (\$10,000.00) Paint throughout public areas and classroom spaces within 5 years.	\$88,000.00
3.2.3	Ceiling materials and finishes.	3		Acoustic ceiling tile throughout with gwb at some areas. Replace water stained tiles.	\$1,000.00
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.	4		Solid wood doors, hollow metal frames in good condition throughout. Some minor damage to door in Music Room.	
3.2.5	Millwork	3		Millwork damaged in Home Ec/ Serving Room - replace backsplash for counters along walls, also at kitchen area next door, and refinish cabinets as vandalized and scratched. Some laminate chipped, broken and counter in south wing science lab is broken - repair.	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Good throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	4		Fixtures and finishes in good condition. Co-ed design with open sink area does not function as such - washrooms have now been separated in Boys and Girls (laminare counters, gwb walls and ceiling, vinyl tile floor).	
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.	5	Non-combustible. Sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	5		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	5		
3.3.4	Exiting distances and access to exits.	5		
3.3.5	Barrier-free access.	5	Elevator to second floor. Barrier free washrooms.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	5	No Asbestos Material Survey done. Assumed due to age of building that no asbestos exists.	
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				\$105,000.00

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		Catch basins in parking lot to underground piping to city of Calgary. Field drainage is surface. Roof drainage from library is to splash pads.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Wall hydrants c/w hose bibb vacuum breakers.	
4.1.3	Outside storage tanks.	N/A		None.	
Other					
<b>4.2 Fire Suppression Systems</b>			<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4		Hydrant within 90 meters. Siamese connection on west side.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Building sprinklered.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None noted.	
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		8 inch main supply, 4 inch domestic and 4 inch for sprinkler service.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		All backflow prevention in place.	
4.3.4	Piping and fittings.	4		Cast iron sanitary and storm drainage, copper drain, waste and venting, copper water lines. Good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valves w.c.'s, enamel steel basins, stainless steel sinks - no urinals.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2 State Turbo Sand Blaster gas fired hot water heaters (500,000 btuh). Grundfoss domestic recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm to city of Calgary, no sumps noted.	
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).	4		2 Rite heating water boilers (3,750,000 btuh), bladder expansion tanks, and circulation pumps in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	4		Full BMS system (Johnson)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Fan assisted combustion air, chimney in good condition.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn chemical treatment in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety equipment in place.	
4.4.6	Heating air filtration systems and filters.	4		Chemical pot feeder and bypass filter installed for each system. Glycol fill tank complete with pump.	
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		Piping to perimeter radiation, radiant panel, reheat coils, glycol coils. Heating piping is press fit victolic joints.	
4.4.9	Heating piping, valve and/or duct insulation.	4		All piping is insulated, ductwork is insulated or internal lining.	
4.4.10	Heat exchangers.	4		Water to glycol heat exchanger for AHU coils. (APV SR27M) 2,600,000 btuh.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	FI		User complaints of over heating in CTS suite, library and gym. School is used year round and in the summer months it overheats.	
4.4.13	Zone/unit heaters and controls.	4		Unit heaters in mechanical spaces and crawl space. Cabinet unit heaters at the 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.	4		2 Haakon units @13,200 l/s supply air and 10,700 l/s return air each. 1 York Air Pak 7075 l/s supply air and 6130 l/s return air.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Meets the current code.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Supply air c/w reheat coils/vav boxes, return air ducted through out the school.	
4.5.4	Exhaust systems capacity and condition.	4		20 exhaust fans located throughout with various duties. All in good condition. 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).	4		Fume hood exhaust, exhaust for cafeteria, kiln exhaust, portable dust collection unit.	
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	See 4.4.2	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	3 wet cells, on in each AHU, all with chemical treatment.	
4.5.10	Heat exchangers.	N/A	None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	see comments 4.5.3	
Other		3	Food preparation area for cafeteria and weight room could use additional cooling.	\$ 7,500.00

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		CH-1 located on roof 177 tons York YCAJ77SU6.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		See comments 4.5.3	
4.6.3	Cooling system controls (including use of current energy management technology).	4		See 4.4.2	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Johnson controls - no complaints reported.	
Overall Mech Systems Condition & Estimated Costs					\$ 7,500.00

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 breaker 800AT and CDP1200A, 600/347, phase Square D, space for additional breakers available. In good condition. Power logic meter is defective - repair or replace.	\$2,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall packs on perimeter and poles. Control by Photocell and timer. In good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		20 duplex outlets on steel tubular 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).	4	All	Edwards ESA 2000, zoned, supervised system, bells complete with strobes. The system is in good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery pack and MQ heads - operational and in good condition	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit signs with LEDs 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.	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. 42 circuit panels need to be replaced with 60 circuits for expansion.	\$70,000.00
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	4 to 5 duplex general receptacles per classroom are typical. Classrooms need additional outlets. Majority concealed, partly surface, good condition. Staff room needs one additional outlet circuit. Floor outlets are not tight and are full of dirt The system needs upgrading.	\$34,000.00
5.3.5	Motor controls.	4	All	MCC square D and some 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 indirect fixtures. Corridors - 1 x 4 T bar ceiling and HID pots. Utility areas - strips and cubes. Luminaires are complete with magnetic ballasts and T-12, F40/34W lamps. Luminaires are clean and lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All		
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.	\$140,000.00
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	The system operates via phone.	
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. Floor outlets in library. Expansion cords and power bars are in use. The system needs additional data outlets throughout the building. Floor outlets are full of dirt.	\$26,000.00
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	Simplex 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).	4		One elevator - hydraulic, 20 HP, in good condition.	
5.7.2	Condition of elevators/lifts.	4			
5.7.3	Lighting and ventilation of elevators/lifts.	4			
Other					
Overall Elect. Systems Condition & Estimated Costs					\$272,000.00

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>		No portables on this site.	
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>			\$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	Total Area		
7.1	Classrooms	15	9.8- 136.9	1493.7	17	80	1360	133.7	Total includes a number of smaller "break-out" spaces associated with larger classrooms.
7.2	Science Rooms/Labs	4	148.1- 148.6	615.7	4	120	480	135.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	9.5&9.8 86.6-130.9	345.3	2 3	130 90	530	-184.7	
7.4	Gymnasium (incl. gym storage)	1	449.3 50.2 62.5	562	1	815 82	897	-335	
7.5	Library/Resource Areas	1	265 8.9 9.1	283	1	396	396	-113	
7.6	Administration/Staff, Physical Education, Storage Areas		7.6- 54.1	359.5		467 160 125	752	-392.5	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345	-345	
	7.7.2 Home Economics	1	80.4 19.3 7.2	106.9	1	160	160	-53.1	
	7.7.3 Industrial Arts	2	93.1 95.9 18.5 & 3.1	210.6	1	280	280	-69.4	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2528.3			1783.6	744.7	
	<b>Overall Space Adequacy Assessment</b>	29		6505	33		6983.6	-478.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Section 3	Although the facility is relatively new there are signs of abuse and maintenance problems. A number of gypsum wallboard locations have repeat damages - limited areas have been repaired with a more durable concrete board. Terry Fox is a year-round facility and apparently this causes some difficulties in on-going maintenance (more difficult to close an area for more intensive maintenance).