

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:		Valleyview Elementary School			School Code:		9330
Location:		4105 26 Ave. S.E.			Facility Code:		1540
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary Board of Education #19			Contact Person:		Leanne Soligo
					Telephone:		1-403-214-1123
Grades:		K-6			School Capacity:		650
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		1959	1 1/2	3061.60	Masonry, flat roof, brick and stucco cladding.	Steam heating with wall ventilators	
Additions/ Expansions		1964	1	78.00	Masonry, flat roof, brick veneer.	Hot water heating with central Ventilation	
		1966	2	1856.10	Masonry, flat roof, stucco cladding.	Hot water heating with central Ventilation	
		Date not available	1	141.00	Masonry, flat roof, brick veneer.	Hot water heating with central Ventilation	Administration addition not shown on plans or data sheets. Area is approximate only.
Total Area				5136.70			
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Valley View Elem\[Valleyview.xls]profile					Evaluator's Name:		Kathy Roy
					& Company:		The Cohos Evamy Partners

Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables.		
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

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	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Resurface asphalt sidewalks. Dedicate barrier-free parking stall and provide signage.		\$5,500.00
2	Building Exterior	Add corner guard at brick entrance. Replace exterior doors. Replace windows.		\$125,200.00
3	Building Interior	Replace Computer Room workstations. Replace stairwell ceilings. Add barrier-free washrooms and elevator. Replace carpet in Computer Room and Library. Repair carpet in Administration. Replace chalkboards with whiteboards. Replace metal toilet partitions and Staff Washroom vanities.		\$152,300.00
4	Mechanical Systems	Mechanical system in original building has reached the end of its life. Addition is in relatively good shape requiring only remedial action.		\$1,040,000.00
5	Electrical Systems	Many systems are obsolete and need to be replaced.		\$280,500.00
6	Portable Buildings			\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Excessive.	168.6	
	7.2 Science Rooms/Labs	Deficient.	-172.8	
	7.3 Ancillary Areas	Deficient.	-192.4	
	7.4 Gymnasium	Deficient.	-245.7	
	7.5 Library/Resource Areas	Deficient.	-28.2	
	7.6 Administration/Staff Areas	Deficient.	-262.1	
	7.7 CTS Areas		0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	630.3	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency		\$1,603,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		5	5.237 ha (12.94 acres)	
1.1.2	Outdoor athletic areas.			
		5	2 baseball diamonds, soccer field.	
		4	Paved schoolyard.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Wooden playground equipment in pea gravel base.	
1.1.4	Site landscaping.			
		4	Trees, shrubs and rough school grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Bike stands, boot scraper, basketball hoops and chainlink fencing.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Grades slope away from building, no evidence of water damage at foundations. Gravel around perimeter of 1966 addition.	
1.1.7	Evidence of sub-soil problems.			
		4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No concerns.	
Other				

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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	On vehicular access point parking lot. One pedestrian access from City sidewalk at front doors. Four other entrances to building access from site pathways.	
		F.I.	Parents drop-off students at front door instead of side door as required, causing pedestrian/vehicular conflict and congestion. Garbage bin is also in this location and adds to the confusion.	
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	On City streets.	
1.2.4	Fire vehicle access.	4	On City streets and through surrounding playing fields.	
1.2.5	Signage.	4	Mounted to brick face adjacent to main entrance.	
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).	2	36 parking stalls. No h/c stalls. Dedicate, as barrier-free, an existing parking stall(s) close to main entrance. Add signage. No curb cut required. Parking surface is level with sidewalk/entrance.	\$500.00
1.3.2	Layout and safety of parking lots.	4	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving.	
1.3.4	Layout and safety of sidewalks.	4	Path all around school.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete and asphalt paved paths. Paving has deteriorated and requires resurfacing. Ponding at sidewalk on east side of 1966 addition and at main entrance. Correct when resurfacing.	\$5,000.00
1.3.6	Curb cuts and ramps for barrier free access.	N/A	Level entrance, ramp not required.	
Other				
	Overall Site Conditions & Estimated Costs			\$5,500.00

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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		Slab-on-grade. OWSJ, metal decking and concrete topping on second floor structure. No evidence of movement or cracking.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evidence of differential movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		OWSJ and metal decking. No evidence of movement.	
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).	F.I.		A Roofing Inspection Report is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Antenna at front entrance. Roof hatch and ladder at Janitor Room 110. Roof ladder with cage to upper roof level.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof. No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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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		Brick at main entrance is chipped on corner, otherwise in good condition. Recommend applying a steel corner guard painted warning yellow.	\$200.00
		4		Painted wood spandrel panels in good condition.	
		5		Stucco at remainder of building.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		Metal flashing.	
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 evidence of building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to City storm water system. No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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		Exterior doors and frames are original, chipped and due for replacement.	\$20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.2.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		See 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5 2		New aluminum windows in Administration and Staff Room in good condition. Piles of dirt built-up between security grilles and glass should be removed with regular maintenance. Sealed units in wood windows have failed at original building. Units have also failed in aluminum windows in 1966 addition. Aluminum windows have blinds installed between the panes of glass. Some of the interior panes have been removed, possibly in an attempt to clean blinds, and remain loose in the frames. Recommend all but the new aluminum windows be replaced.	\$105,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Accessories are marginal. See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No evidence of building envelope problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$125,200.00

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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).	F.I.		Cracked concrete block outside Library. Cracks in concrete foundation wall in boiler room beside north tunnel entrance.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.		Boiler room floor is in very poor condition. Chipped, cracked and disintegrating.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		V.A.T. in Classrooms, Stage and Corridors in good condition. Sheet flooring on wood subfloor in Gymnasium is in good condition. Carpet in most Classrooms in good condition. Ceramic tile floor at main entrance in good condition.	\$18,700.00
		3		Carpet in Administration in good condition, but some fraying should be repaired - \$300.00. Carpet in Computer Room 213 and Library is worn, seams are separating and should be replaced - \$18,400.00	
3.2.2	Wall materials and finishes.	4		Painted concrete block and some drywall partition. Good condition.	
3.2.3	Ceiling materials and finishes.	4		Drywall ceiling at Stage and T-bar ceiling in Library in good condition. 12" acoustic tile ceiling between gluelam beams in Gymnasium has been patched in areas but is intact and in good condition. 12" acoustic tile ceiling in Corridors in good condition. 12" acoustic tile ceiling with drywall perimeter in Classrooms in good condition.	\$3,000.00
		3		Replace damaged T-bar ceiling in stairwells.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	5		Clear stained wood doors, painted pressed steel frames and hardware in Administration in very good condition.	
3.2.5	Millwork	2		Work stations in Computer Room 213 are in poor condition - replace.	\$7,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Tackboards, a/v screens and a few whiteboards in good condition.	\$13,500.00
		3		Finish on chalkboards is worn and should be replaced with whiteboards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball hoops and wallclimber in Gymnasium.	
3.2.8	Washroom materials and finishes.	4		V.A.T. flooring and painted block and drywall walls in Staff Washrooms. Mosaic floor tile and ceramic wall tile (recently reglazed) in Student Washrooms. Painted drywall ceilings in good condition.	\$14,600.00
		2		Caulking required where drywall ceilings meet block walls in 1966 Addition 2nd floor washrooms - \$200.00. Metal toilet partition doors are warped and generally in poor condition - \$13,400.00. Vanities in Staff Washrooms in poor condition - replace \$1,000.00.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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	
		F.I.		A Code Review is recommended for this school.	
		F.I.		Combustible, non-sprinklered.	
		F.I.		Appear to be in place. However, a should be reviewed with Code study.	
		F.I.		Appear to be in place. However, should be reviewed with Code study.	
		F.I.		Appear to be compliant. However, should be reviewed with Code Study.	
		2		No barrier-free washrooms. Add facilities. Add elevator for second floor access.	\$95,000.00
		F.I.		Asbestos Report noted asbestos cloth on ductwork in crawlspace and on pipe mudding.	
		N/A			
Other					
Overall Bldg Interior Condition & Estim Costs					\$152,300.00

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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).	3		Water is ponding in front of main entrance.	\$10,000.00
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Existing system is adequate for present use.	
	4.1.3 Outside storage tanks.	N/A		None.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrant on street services building.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		Full sprinkler system should be installed to provide proper fire protection.	\$80,000.00
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Are installed throughout as required.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None.	
	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		Existing system is adequate for present use.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Existing system is adequate for present use.	
4.3.4	Piping and fittings.	4		Existing system is adequate for present use.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Some fixtures have been upgraded. Remaining fixtures should be budgeted for replacement. Handicapped fixtures should be replaced.	\$25,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		New water heater, John Woods 403, has been installed.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Existing system is adequate for present use.	
Other					

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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).	F1		New boiler has been installed. Boiler does not provide sufficient heat in cold weather. This could be due to distribution system or boiler sizing.	
4.4.2	Heating controls (including use of current energy management technology).	2		Limited control on existing steam system, mostly manual system should be upgraded to electronic control. See 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2		Combustion air ducting does not meet code requirements.	\$10,000.00
4.4.4	Treatment of water used in heating systems.	4		Condensate is being treated as required.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Existing system is adequate for present use.	
4.4.6	Heating air filtration systems and filters.	2		Poor filtration in wall ventilators as a filters bypass is not installed. See 4.4.8.	
4.4.7	Heating humidification systems and components.	N/A		None.	

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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).	2		System is 50 years old and has reached the end of its useful life. Wall ventilators are breaking down, steam traps require replacement, piping is leaking occasionally and difficult to repair as pipe walls are thin.	\$350,000.00
4.4.9	Heating piping, valve and/or duct insulation.	2		See 4.4.8.	
4.4.10	Heat exchangers.	4		Shell and tube heat exchanger for 1964 addition. Unit works well and is in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	2 4		Original building systems should be replaced. See 4.4.8. Addition systems are working well and should continue to work well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Control system is poor. Building is cold in winter. See 4.4.8.	
4.4.13	Zone/unit heaters and controls.	2		Existing wall ventilators are 50 years old and require replacement as they are breaking down and are a poor source of heating and ventilation. See 4.4.8.	
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.	2		Existing wall ventilators in original building are 50 years old and require replacement. Units in addition work well and have some remaining life.	\$300,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Wall ventilators have limited capacity for supplying outdoor air. See 4.5.2.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		See 4.5.2. Approx 3 ac presently exist.	
4.5.4	Exhaust systems capacity and condition.	2		General exhaust system requires upgrades as odors are present in many areas.	\$100,000.00
4.5.5	Separation of out flow from air intakes.	4		Existing system is adequate for present use.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		See 4.5.4.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Central ventilation unit serves only the 1964 addition and works well.	
	4.5.8 Air filtration systems and filters.	4		Existing system works well.	
	4.5.9 Humidification system and components.	2		Evaporative humidifier does not meet ASHRAE IAQ requirements and should be upgraded.	\$40,000.00
	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		Existing system is in good 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).	2		Evaporative cooling in 1964 wing requires upgrades. Should not be used as presently exists as water sits in air stream. This is an ideal situation for bacteria to grow in. See 4.8.9.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		None.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		None.	
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.	2		A new control system with BMS capabilities should be incorporated with any upgrades.	\$125,000.00
	Overall Mech Systems Condition & Estim. Costs				\$1,040,000.00

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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	600A 120/208 Volt service. 73.6 KVA demand. FPE QMQB switchboard. Underground service from pole mounted 75KVA transformer.		\$30,000.00
		2	Water leakage though main service entrance conduit and main switch.		
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Wall packs.		\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each parking stall. 35 total. Require new coverplates.		\$500.00
Other					
5.2	Life Safety Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		Simplex 4002 Main fire alarm panel. Bells / strobes.	
		FI		Crawlspaces may require detection.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery Pack and remote heads. Adequate for building.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Adequate exit lights. Incandescent type. Some do not have battery backup.	\$10,000.00
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.	3		None on main service.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	3		FPE Panels are in good condition but obsolete.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3 3		Specification-grade receptacles. Condition marginal. Additional receptacles required in classrooms.	\$10,000.00
5.3.5	Motor controls.	3		Local Allen Bradley motor starters obsolete.	\$5,000.00
Other					

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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).	3	1959 1967	Hallways - 1 by 4 2 lamp surface mounted fluorescents 20FC. Obsolete Classrooms - North Side - 2 lamp 1 by 4 surface mounted bladed fluorescent. 25 FC. Obsolete Gymnasium - 1 by 4 2 lamp wire guard surface fluorescents. 15FC obsolete. Staff Room - 2 by 4 4 lamp TBAR Fixtures. 87 FC Library - 1 by 4 2 lamp suspended bladed fluorescent fixtures . 15 FC. Obsolete. Classrooms - 1 by 4 2 lamp surface mounted bladed fluorescents. 45 FC. Obsolete. Hallway - 1 by 4 2 lamp surface mounted bladed fluorescents. 25 FC. Obsolete.	\$195,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Light fixtures recommended for replacement may contain PCB ballasts and therefore require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replacement of lamps and ballasts covered in 5.4.1	
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		Meridian Norstar.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan. Telephone intercom system. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling. Fibre into school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Data equipment installed in main floor storage room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer Lab equipment. Local receptacles for classroom computers.	
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			
5.6.2	Intrusion alarms (if applicable).	4		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	4		Amano master time/program system.	
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			
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 & Estim Costs					\$280,500.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A	No portables.	
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			\$0.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	22	varies	1608.6	18	80	1440	168.6	
7.2	Science Rooms/Labs	1	112.2	112.2	3	95	285	-172.8	Science Room 214 is being used as a preschool.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	112.2 82.8 59.5 83.1	337.6	5	2@130 3@90	530	-192.4	Ancillary Classroom 125 is being used as the Music Room. Classroom 213 is the Computer Room.
7.4	Gymnasium (incl. gym storage)	1	360.9 20.4	381.3	1	570 57	627	-245.7	
7.5	Library/Resource Areas	1	251.8	251.8	1	280	280	-28.2	Nine computers also located in the Library.
7.6	Administration/Staff, Physical Education, Storage Areas		349.8 61.1	410.9		467 95 111	673	-262.1	Nurses' Room 211 used for ESL. Site review revealed addition to administration not indicated on plans of approximately 141 m2.
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)			2034.3		791 379 156 78	1404	630.3	
	Overall Space Adequacy Assessment	29		5136.7	28		5239	-102.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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