

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Vincent Massey Junior High			School Code:	9628	
Location:	939 45 Street S.W.			Facility Code:	1612	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	7-9			School Capacity:	930	
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	1955	2	4771.7	Masonry/steel, flat roof, brick cladding.	Steam heating with wall ventilators.	
Additions/ Expansions	1959	1	467.5	Masonry/steel, flat roof, brick cladding.	Steam heating with wall ventilators.	Basement classrooms.
	1965	1	2182.2	Masonry/steel, flat roof, brick cladding.	Steam heating with wall ventilators.	Library.
	1971	1	445.5	Masonry/steel, flat roof, brick cladding.	Steam heating with central ventilation.	North classroom wing and 2nd gymnasium.
Total Area			7866.9			
					Evaluator's Name:	Kathy Roy
					& Company:	The Cohos Evamy Partners

Upgrading/ Modernization (identify whether minor or major)	N/A			Many classroom finishes and cabinetry have been replaced. Caretaker room 0018 and Classroom 0017 have been converted to a Kitchen and Cafeteria.		
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 schoolyard paving. Provide ramp at main entrance. Provide barrier-free parking with signage.		\$15,750.00
2	Building Exterior	Repoint brick. Paint flashing, soffits and pilaster caps. Replace doors and hardware. Replace and/or repaint wood windows. Replace wood spandrel panels.		\$66,000.00
3	Building Interior	Replace main corridor flooring and Administration carpet. Repair Library carpeting. Paint Gymnasium and Home Economics walls. Remove kickdown holdopens. Replace Home Economics cabinetry. Replace lockers. Replace basement washroom finishes. Add elevator and barrier-free washroom facilities.		\$236,500.00
4	Mechanical Systems	Mechanical I systems are 50 years old, they do not serve the required criteria for a school, systems are below acceptable standards for a school, energy efficiency is very low, classrooms are hot and lack ventilation.		\$1,535,000.00
5	Electrical Systems	Many systems are obsolete and should be upgraded		\$223,500.00
6	Portable Buildings			\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Deficient.	-320.7	
	7.2 Science Rooms/Labs	Excessive.	50.1	
	7.3 Ancillary Areas	Excessive.	184.9	
	7.4 Gymnasium	Deficient.	-43.4	
	7.5 Library/Resource Areas	Deficient.	-38.9	
	7.6 Administration/Staff Areas	Deficient.	-337.7	
	7.7 CTS Areas	Deficient.	-667.1	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	304.7	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	-868.1	\$ 2,076,750.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	3.128 ha (7.73 acres)	
1.1.2	Outdoor athletic areas.			
		4	Soccer field and baseball diamond.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Basketball hoops in asphalt base.	
		2	Asphalt schoolyard requires resurfacing.	\$10,000.00
1.1.4	Site landscaping.			
		4	Mature trees, shrubs, perennial beds and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Chainlink fencing, bike stands.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Grades slope away from the building, no evidence of water damage to the perimeter of the building.	
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	Vehicular access to each of two parking lots. Pedestrian access at main entrance. Three additional entrances located around school access from school yard and on-site paths.	
		F.I.	Some congestion during peak drop-off times. Students are dropped off across the street from school and walk between buses.	
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).	N/A	On City streets.	
1.2.4	Fire vehicle access.	4	Good access from City streets and surrounding playing fields.	
1.2.5	Signage.	4	Above 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).	4	44 stalls in south lot. 45 stalls in north lot. Ample parking.	\$750.00
		1	No barrier-free parking stalls. Provide paved stalls with signage.	
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	Gravel. No concerns.	
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Asphalt and concrete. No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	1	No curb cuts exist. None will be required if h/c parking is located in south parking with flush access to sidewalk. Ramp at southwest back door only. Provide ramp at top flight of main entrance stairs.	\$5,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$15,750.00

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		Wood framed floors, concrete slab-on-grade. No evidence of movement or cracking.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.		Load bearing masonry walls. Cracked concrete block observed in Gymnasium 1019. Otherwise no evidence of movement or cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		OWSJ, 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.		Maintenance staff noted that north end of building was reroofed in 1999, but leaks persist in remainder of building. Stains on ceilings in Library, Guidance Office, Gymnasium 1019, Classrooms 1015, 1058, 1001, 1022. A Roofing Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Weather station.	
2.2.3	Control of ice and snow falling from roof.	4		No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.		Some skylights have been boarded over. Skylight in boiler room may facilitate boiler replacement. No sign of problems. However, skylights should be review with the Roof Inspection.	
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).	4		Brick veneer and stucco panels generally in good condition. Parging in good condition.	
		2		Brick at northwest corner requires repointing. Painted wood spandrel panels require replacement. See 2.4.4. Painted concrete pilaster caps require painting.	\$2,000.00
		F.I.		Some patched cracks in brick at back of school should be investigated further.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Paint is peeling from flashing and wood soffits. Repaint.	\$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		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).	F.I.		Crack in Gymnasium 1019 concrete block wall adjacent to corridor.	
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 are original, deteriorated and paint is peeling badly as shown in attached photograph. Replace doors and hardware.	\$25,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Exit doors require weather-stripping. See 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		Exit hardware requires continual repair. See 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Many of the original windows have been replaced with aluminum windows and are in good condition.	\$34,000.00
		3		Painted wood spandrel panels are peeling, checking and decayed as shown in attached photograph. Replace panels - \$4,000.00. Replace damaged/decayed wood windows - \$20,000.00. Paint remainder of wood windows - \$10,000.00	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No indication of problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$66,000.00

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 concerns.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Wood subfloor in Classrooms, Concrete subfloor in Corridors. No concerns.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5		New VCT flooring in north corridor in very good condition. New floor finishes in classrooms in very good condition. New stair treads were being installed during evaluation.	\$33,000.00
		4		Basement flooring is being replaced. Wood floors in Gymnasias are in good condition. V.A.T. corridor flooring in good condition.	
		3		Main corridor sheet flooring old, cracked, rippled and seams lifting - replace \$25,000.00. Carpet in Administration is worn and should be replaced - \$6,000.00. Repair tears in Library carpet - \$2,000.00.	
3.2.2	Wall materials and finishes.	5		Painted drywall walls in Administration and Staff Room in very good condition. New wall finishes in Classrooms in very good condition.	\$9,500.00
		4		Interior trim was painted this year (2000). Classrooms painted in 1999. Painted block, wood paneling and p.lam. dado in Corridors and Library in good condition. Wood dado in Gym(1042) is durable and in reasonable condition.	
		3		Textured walls in Gym 1042 should be painted - \$4,500.00. Patch & repaint Home Economics when replacing cabinets - \$5,000.00.	
3.2.3	Ceiling materials and finishes.	5		Drywall and t-bar ceilings in Administration and Staff Room in very good condition. New ceiling finishes in Classrooms in very good condition.	
		4		Stippled and 12" acoustic tile ceiling and timber beams in corridor in good condition. 12" acoustic tile ceiling(1042) and metal ceiling(1019) in Gymnasias are in good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4 1		Doors in reasonable condition. Classrooms have new lever hardware. Kickdown holdopens should be removed from fire rated doors.	\$500.00
3.2.5	Millwork	4 3		Trophy/display cases in corridor in good condition. New and existing cabinets in classrooms in good condition. Cabinets in Home Economics are original and have exceeded their life span - replace.	\$38,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		New tackboards, whiteboards and 2" venetian blinds in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5 4 3		Room 0018 stainless steel kitchen equipment in good condition. Chin-up bar, basketball hoops. Electric scoreboard in each Gym. Motorized coiling partition in Gym 1019 was not reviewed. Some corridor lockers are quite beaten up, have flat tops collecting debris and should be considered for replacement - \$40,000.00. Accordion partition in Classroom 1075/1075 is damaged - replace \$5,000.00.	\$45,000.00
3.2.8	Washroom materials and finishes.	4 3 4		Main Floor - Metal toilet partitions, mosaic floor tile, ceramic wall tile, painted block and drywall walls, painted drywall ceiling all in good condition. Basement - Mosaic floor tile in showers \$8,000.00, bent and dented toilet partitions \$7,000.00. Basement - Ceramic floor tile, painted block walls, stippled ceilings, ceramic wall tile all in good condition.	\$15,000.00
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 required.	
		F.I.		Combustible, non-sprinklered.	
		F.I.		Appear to be in place. However, a code review is recommended.	
		F.I.		Storage and service rooms open directly onto northeast exit stair. Crawl space opening in Janitors closet at this location is not protected. Dust collection room in basement has fire rated door but walls may not be a rated assembly. Fan room doors appear to be non-rated. All items should be reviewed with Code study.	
		F.I.		Appear to be compliant. However, a code review should be completed.	
		4		Stair-lift at northeast interior stair only.	\$95,000.00
		1		No access to lower floor. Add elevator. No barrier-free washrooms. Add facilities.	
		F.I.		The Asbestos Materials Report indicated that asbestos is expected in boiler parging, pipe mudding, floor tile, textured ceilings, ceiling tile, asbestos paper on ductwork and transite board on Science Prep fume hood.	
		F.I.		Stair railings do not meet present Codes.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$236,500.00

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		Existing landscaping of site drains well.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Existing system works well.	
	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.	N/A		see 4.2.2	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2		Fire suppression system should be upgraded to meet new safety codes.	\$130,000.00
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Have been provided 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		System is adequate for existing use.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Original plumbing is 50 years old and has reached end of life. Some fixtures have been replaced.	\$100,000.00
		4		Addition is 35 years old and should be acceptable for some time. Redundant fixtures should be removed	
4.3.4	Piping and fittings.	N/A		See 4.3.3.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	N/A		See 4.3.3. Handicapped fixtures required and should be added as part of upgrades.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2-50 gal water heater has been installed to replace the original system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		System is adequate for present use.	
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).	2		2- gas fired steam boilers [Liberty] provide the heating for the building. Units are near the end of their life and inefficient. Heat radiated from boilers makes Mech room so hot it is unbearable. Entire heating system is 50 years old and should be replaced	\$150,000.00
4.4.2	Heating controls (including use of current energy management technology).	2		Controls do not work. School is very hot in summer and cold in winter, wall ventilators continually break down and parts are not available. See 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2		Chimney radiates a lot of heat. Combustion air does not meet codes.	\$30,000.00
4.4.4	Treatment of water used in heating systems.	4		Steam system 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 working well.	
4.4.6	Heating air filtration systems and filters.	2		Most of the air is drawn into the building through unit ventilators. Air is not filtered. Air systems in new wing have 2 inch filters. See 4.4.8	
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).	2		System is 50 years old and does not work properly. It should be replaced. Valves do not hold, thermostats do not work, etc.	\$350,000.00
4.4.9	Heating piping, valve and/or duct insulation.	2		Old and should be replaced as it has been removed in many areas. See 4.4.8	
4.4.10	Heat exchangers.	N/A		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	2 4		Original part of school components are worn out and should be replaced. See 4.4.8. Addition parts are working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Works poorly, is 50 years old and should be replaced. See 4.4.8	
4.4.13	Zone/unit heaters and controls.	2		Units are worn out and barely working. 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		Original school wall ventilators provide ventilation. They should be replaced as they do not work well. Parts are hard to find when units breakdown.	\$300,000.00
		4		Addition units working well.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Wall ventilators are limited in capability to supply outdoor air. Units in addition supply a low amount of outdoor air. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		There is no distribution system in original building. Air is supplied to each classroom in the addition (2-3 AC). See 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	2		Odors linger in the building. Based on grill sizes, capacity of system is inadequate. Systems should be replaced and sized properly.	\$75,000.00
4.5.5	Separation of out flow from air intakes.	4		There is no cross contamination as there is little ventilation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Exhaust systems are required for ranges, science labs, shops, arts, etc.	\$250,000.00
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).	2		There are limited controls on existing systems. See 4.7.1	
	4.5.8 Air filtration systems and filters.	4		2 inch throw away filters are installed .	
	4.5.9 Humidification system and components.	N/A		None.	
	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		There are limited distribution systems.	
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).	N/A		None.	
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		Facility should be upgraded to a full BMS system.	\$150,000.00
Overall Mech Systems Condition & Estim. Costs					\$1,535,000.00

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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).	4	800A 120/208 Volt Service. 141.6 KVA Demand Underground Service from 300 KVA padmount Transformer		
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Minimal Exterior lighting. No Lighting at soffits Front Entrance has wall mounted incandescent fixtures. No parking lot lighting.		\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each Parking Stall - 36 Total. Receptacles in poor condition. Receptacles require weather proof coverplates		\$1,500.00
	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		Notifier Fire alarm system. New in 1999 Fire alarm bells/strobes. Two stage system. Heat detectors installed in storage rooms. Smoke detectors in stair wells, etc.	
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).	4		Adequate exit lights. LED Type.	
	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. Computer room Lab panel has surge protection.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3		Panels are in good condition but are obsolete. FPE. Square D Panelboards. Westing House Panelboards. New panels installed in recently renovated area of 1965 addition. New panelboards required.	\$50,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4 3 3		Specification Grade Receptacles. Condition good. Inadequate general purpose receptacles in school. Switches in classrooms should be replaced.	\$14,000.00
5.3.5	Motor controls.	4		Local motor starters in good condition. Square D Starters.	
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	1958	Classrooms - Suspended 2 lamp cross blade fluorescent. 35FC. Gymnasium - 2 lamp surface mount gym wire guard fixture. 30FC. Classrooms - Recessed 2 by 4 3 lamp Fluorescent Fixtures. 70FC. Wood Shop/Art Room - 2 lamp suspended strip lights. 40 FC. Basement Classrooms - 2 lamp 2 by 4 tbar fixtures. 70 FC.	\$150,000.00
			1965	Gymnasium - 2 lamp surface mount gym wire guard fixture. 30FC. Computer Lab - Suspended 2 lamp wrap around fluorescent. Lenses yellow. Drama Room - Ceiling mounted spots and lighting control. Classrooms - Surface mount 2 lamp cross blade fluorescent. 70 FC.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB ballasts and require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replacement of lights 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 System installed in crawlspace below office.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Sony. 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		All cabling installed in walls, or installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Patch panels mounted in Library work Room. Patch panel and hubs in caretakers storage room over sink in basement next to boiler.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for computer 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		Simplex 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			Many systems are obsolete and should be upgraded.		\$223,500.00

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>	N/A	No portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			\$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	21	varies	1519.3	23	80	1840	-320.7	
7.2	Science Rooms/Labs	7	varies	650.1	5	120	600	50.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	8	varies	804.9	2 4	130 90	620	184.9	Drama Room 0021 presently being used for pingpong. Lunchroom 0020 used as a dance studio.
7.4	Gymnasium (incl. gym storage)	2	445.9 371.0 36.7	853.6	2	815 82	897	-43.4	2 Gymnasias with storage. Not very much gym storage space. Chairs stored in storage rooms, not below stage.
7.5	Library/Resource Areas	1	426.1	426.1	1	465	465	-38.9	
7.6	Administration/Staff, Physical Education, Storage Areas			593.3		562 200 169	931	-337.7	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345	-345	
	7.7.2 Home Economics	2	111.5 111.5	223	2	160 100	260	-37	
	7.7.3 Industrial Arts	2	153.3 153.3 63.3	369.9	2	280 375	655	-285.1	2 Industrial Arts rooms & associated spaces.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2426.7		1207 580 223 112	2122	304.7	Caretaker
	Overall Space Adequacy Assessment	43		7866.9	44		8735	-868.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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