

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Vista Heights School			School Code:	9239	
Location:	2411 Vermillion Street N.E.			Facility Code:	1499	
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:	250	
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	1964	1	1697.9	Masonry, flat and sloped roofs, brick veneer.	Steam heating with central ventilation	
Additions/ Expansions	1975	1	310.1	Masonry, sloped roofs, brick veneer	Steam heating with central ventilation	
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Vista Heights Elem[Vista Heights.xls]profile				Evaluator's Name:	Kathy Roy	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	Date not available	1	No area added to the building	Resource Room 21 has been converted to a Staff Room with a new kitchen.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966	1	83.5	Attached wood frame, flat roof, metal cladding.		A portable and corridor have been added to the school but are not shown on plans provided.
Total Area			2091.5			
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	Replace wood playground equipment. Pave parking lot. Add sidewalk and signage for barrier-free parking. Add chainlink fence to north side of site.		\$86,250.00
2	Building Exterior	Add concrete splashpads. Paint and repair wood fascia/gutter.		\$4,500.00
3	Building Interior	Replace Classroom carpeting and Corridor flooring. Paint Stage/Storage walls and ceiling. Replace chalkboards with whiteboards. Repair tackboards. Repair accordion partition. Replace washroom mirrors. Recover acoustic door panels. Add stair-lift and barrier-free washrooms.		\$110,800.00
4	Mechanical Systems	Mechanical systems are in good condition requiring only minimal upgrade. Increased fire protection would be desirable		\$265,250.00
5	Electrical Systems	Many systems are obsolete and should be replaced		\$108,000.00
6	Portable Buildings	Paint foundation cover, flashing, stair and door. Replace chalkboards with whiteboards. Replace furnace. Repair stair landing.		\$54,700.00
7	Space Adequacy:			
	7.1 Classrooms	Excessive.	206.7	
	7.2 Science Rooms/Labs	Deficient.	-11.4	
	7.3 Ancillary Areas	Deficient.	-234.7	
	7.4 Gymnasium	Adequate	-3.3	
	7.5 Library/Resource Areas	Deficient.	44.7	
	7.6 Administration/Staff Areas	Deficient. Very little storage space.	-178	
	7.7 CTS Areas		0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	81.5	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency		-94.5 \$629,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	1.866 ha (4.61 acres)	
1.1.2	Outdoor athletic areas.			
		4	Soccer fields, baseball diamond and paved schoolyard.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		3	Seventeen year old wood playground equipment in pea gravel should be replaced.	\$60,000.00
1.1.4	Site landscaping.			
		4	Tree, shrubs and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Bike stands, guardrails, basketball hoops, flag pole.	
		3	Chainlink fencing on front/east side of site only. North side is wide open and the school is experiencing problems with cars "joy-riding" through the playing fields in the evenings and broken bottles being left in the yard. Recommend adding a chainlink fence to north side of site. Padlocked chain across fire access to remain.	\$7,500.00
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.	
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	One vehicular access to parking lot. Two pedestrian accesses to building from City sidewalk and/or street. Two remaining building entrances access from school yard.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved access to playing fields and garbage bin on north side of site.	
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.	5	On two City streets and through paved access to playing fields.	
1.2.5	Signage.	4	Mounted to brick veneer on Gymnasium wall 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).	F.I. 2	16 parking stalls. Inadequate number for staff. Review size of parking lot prior to resurfacing as per 1.3.3. No barrier-free parking. Designate as barrier free, a parking stall(s) in the existing lot. Note that parking lot paving and sidewalk to front door are recommended in 1.3.3.and 1.3.4.	 \$750.00
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).	3	Gravel lot. Recommend paving.	\$15,000.00
1.3.4	Layout and safety of sidewalks.	2	Add a concrete sidewalk, for barrier-free access, between parking lot and front door. The addition of a sidewalk, as opposed to ramping the two existing stairs, is a more cost effective and user friendly approach to accessibility.	\$3,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt paving.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	None required if parking and sidewalk recommendations are completed. See 1.3.1, 1.3.3 and 1.3.4.	
Other				
	Overall Site Conditions & Estimated Costs			\$86,250.00

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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		Some minor cracking at foundations. No cause for concern,	
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		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.		Various sloped and flat roof configurations. No signs of roofing problems other than peeling paint at clerestorey window in room 21. A Roof Inspection is recommended for this school.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4 3		Ladder to from low roof to Gymnasium roof. Downspouts drain onto grassed and paved areas. Add splashpads at grassed locations.	\$500.00
2.2.3	Control of ice and snow falling from roof.	4		No problems apparent. Built-up gutters on sloped roof appear large enough to break the fall of ice sliding down roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.		Clerestorey windows at tops of pyramid shaped roofs. Paint is peeling at Room 21 location, but all units should be reviewed with 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 in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2		Wood fascia/gutter requires painting and in some locations repairs.	\$4,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4 3		Internal roof drainage to City storm water system at flat roofs. No concerns. At sloped roofs gutters and downspouts to grade. Some splashpads required. See 2.2.2.	
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).	4		Exterior doors in good condition and have had new weather-stripping installed recently.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No concerns.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Working well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum windows in good condition. Clerestorey windows on north wall of Library in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No concerns.	
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					\$4,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Painted concrete block and drywall partitions. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No evidence of differential movement.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	5 4 3		New carpeting in Staff Room 21. Carpet in Library, Ancillary Room, Administration in good condition. Gymnasium and Stage Storage Room wood floors in good condition. Carpeting in Classrooms is frayed, worn and in marginal condition - Replace. V.C.T. floor in corridors is cracked, lifting and joints are enlarged. Replace - \$10,000.00	\$53,000.00
3.2.2	Wall materials and finishes.	3 4		Stage Storage Room walls require painting. Painted concrete block walls throughout school in good condition. Drywall, brick, concrete block and demountable partitions in Library in good condition. Drywall partitions in Administration in good condition.	\$1,000.00
3.2.3	Ceiling materials and finishes.	3 4		2x6 T&G deck ceiling in Stage Storage Room requires painting. Sloped wood ceiling in Library in good condition. 12" acoustic tile ceiling between gluelam beams in Gymnasium. Acoustic tile and painted 2x6 wood deck ceiling in administration in good condition. Sloped acoustic tile ceilings in Classrooms in good condition.	\$500.00

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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.	4		Doors in good condition.	
3.2.5	Millwork	5 4		New casework for computers in Library. Library Office casework requires caulking around sink - part of regular maintenance. New casework in Staff Room 21, requires caulking between casework and block wall. Casework in administration fairly new and in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3 4		Replace chalkboards with whiteboards. Repair damage tackboards - some edges missing. A/v screens. Gymnasium wallclimber and two basketball hoops.	\$15,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	F.I. 3		Metal pullout stage was not reviewed. Principal believes that stage is unsafe and can not be repaired. Accordion partition in Ancillary Room 30 requires repairs.	\$500.00
3.2.8	Washroom materials and finishes.	3 4 5		Finish is gone on mirrors. Replace - \$500.00 Mosaic floor tiles, painted concrete block in good condition. Metal toilet partitions in very good condition.	\$500.00
Other		3 F.I.		Acoustic panels on door between Classroom 8 and Library require recovering. Storage/Resource Room located in gap between school and portable. Appears to be loose carpets over 24" precast pavers on grade. Unusual assembly, but seems dry, may not meet codes.	\$300.00

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, 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		Not barrier-free accessible at present. Add barrier-free washrooms and stair-lift down to Gymnasium.	\$40,000.00
		F.I.		Asbestos Materials Report indicated that asbestos is expected in piping insulation.	
		F.I.		Classrooms 1, 2, 8 and 9 do not have openable windows, staff noted that a little fresh air would be nice. Clerestorey windows in classrooms are not shaded and cause glare on chalkboards.	
	Other				
Overall Bldg Interior Condition & Estim Costs					\$110,800.00

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 system works well with no visible problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Outside hose bibbs presently provide required watering capabilities.	
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		Installed as required on the street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2		Entire building should be sprinklered to meet new standards.	\$50,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Installed as required by codes.	
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		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		Adequate for present use.	
4.3.4	Piping and fittings.	4		Adequate for present use.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Replacement and upgrade of fixtures should be considered. Redundant fixtures should be removed and handicapped fixtures added as required.	\$75,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Adequate for present use.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		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).	4		Single Peerless Boiler, 3,400,000 btuh input, unit is in good shape.	
4.4.2	Heating controls (including use of current energy management technology).	4		Johnson Controls automation system has been installed.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Adequate for present use.	
4.4.4	Treatment of water used in heating systems.	4		Adequate for present use.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate for present use.	
4.4.6	Heating air filtration systems and filters.	4		2 inch media filters, throw away type.	
4.4.7	Heating humidification systems and components.	2		Existing evaporative humidifiers do not meet ASHRAE IAQ standards.	\$40,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)			
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	Adequate for present use.	
4.4.9	Heating piping, valve and/or duct insulation.	4	Existing insulation is in good condition.	
4.4.10	Heat exchangers.	N/A	None.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	Existing system is working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	Existing system is working well.	
4.4.13	Zone/unit heaters and controls.	4	Existing system is working well.	
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		Existing system is in good condition and working well.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		System does not have capacity to meet ASHRAE standards. Would estimate 3-5 cfm per person in winter is being supplied.	\$100,000.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		System is adequate for present use.	
4.5.4	Exhaust systems capacity and condition.	4		Existing system is working well.	
4.5.5	Separation of out flow from air intakes.	4		Existing system is working well.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Range Hood required in Staff Room over stove.	\$250.00
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).	N/A		None.	
	4.5.8 Air filtration systems and filters.	N/A		None.	
	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).	N/A		None.	
	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		Existing evaporative humidifiers do not meet ASHRAE IAQ standards. See 4.4.7	
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.	4		Building has a Johnson Controls BMS system that has capability to provide additional control and energy management that should be incorporated.	
Overall Mech Systems Condition & Estim. Costs					\$265,250.00

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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		350A 120/208 Volt service. 46.4 KVA demand. Underground Service from pole mounted 75KVA transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall mounted floodlights.	\$2,500.00
		3		Coach style Lantern for parking lot lighting	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		One for each parking stall 14 total. receptacles in require WP coverplates.	\$500.00
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).	3		120 Volt fire alarm system, pullstations and bells.	\$25,000.00
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.	
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 Lab panel has surge suppression.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are in good condition. Square D and Westinghouse. Adequate Space.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Specification-grade receptacles. Condition good.	
5.3.5	Motor controls.	4		Local Allen Bradley motor starters in good condition.	
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		Classrooms - 8 4 lamp surface fluorescent wraparound lense mounted around skylight. 60FC to 30 FC at wall. good lighting in classroom due to skylights.	\$50,000.00
		3		Gymnasium - 2 lamp surface mount gym wire guard fixture. 25FC.	
		4		Office area - 1 by 4 surface wraparound fixture. 60FC.	
		3		Library Four foot cube lights surface mounted fluorescent. 25 to 30 FC.	
		4		Hallways 1by 4 2 lamp bladed surface mount fixtures. 25 FC.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).				
		FI		Lighting 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		Replace lamps and ballasts with T-8 and electronic ballasts.	\$25,000.00
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		Meridian Norstar.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan. Cable T.V. system. 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 office storage room.	
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 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			Many systems are obsolete and need replacement	\$108,000.00

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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>		One attached portable.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Foundation concealed by painted plywood panels. However, no evidence of any problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Flat roof. No roofing problems evident.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal cladding in reasonable condition.	\$3,000.00
		3	Plywood foundation cover, metal flashing, exterior stair assembly and exterior door and frame require painting.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	5	Small aluminum windows.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet, sheet flooring, 12" acoustic tile ceiling, wood wall paneling.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Counter and shelving in good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Tackboards in good condition.	\$1,200.00
		3	Replace chalkboards with whiteboards.	
6.1.8	Heating system.	3	Gas fired furnace provides heating , system has limited o/a capability and is noisy.	\$50,000.00
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	60 Amp Panel, Fire Alarm smoke detector, bells and strobes, 1 data and tel outlet	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Hole in exterior stair landing requires patching.	\$500.00
6.1.12	Barrier-free access.	4	Accessible through school corridor.	
	Overall Portable Bldgs Condition & Estim Costs			\$54,700.00

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	9	3@75.9 5@75.1 1@83.5	686.7	6	80	480	206.7	One portable classroom not indicated on plans provided.
7.2	Science Rooms/Labs	1	83.6	83.6	1	95	95	-11.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	75.3	75.3	3	1@130 2@90	310	-234.7	12 computers located at west end of Library.
7.4	Gymnasium (incl. gym storage)	1	249.7 22	271.7	1	250 25	275	-3.3	Space designated as Stage is very small and inappropriate for any use other than storage and is being used as such at present. A pullout stage is stored in the front face of this room.
7.5	Library/Resource Areas	1	164.7	164.7	1	120	120	44.7	Resource Room 21 is now used as a Staff Room.
7.6	Administration/Staff, Physical Education, Storage Areas			164		247 50 45	342	-178	Very little storage space. If portable were removed the only storage room would be gone.
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)			645.5		320 154 60 30	564	81.5	
	Overall Space Adequacy Assessment	13		2091.5	12		2186	-94.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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