

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	William Aberhart High School			School Code:	9829	
Location:	3009 Morley Trail N.W.			Facility Code:	1655	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	10-12			School Capacity:	1700	
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	1957	3	15547.40	Masonry/concrete/steel, flat roof, brick	Steam heating with wall ventilators	
Additions/ Expansions	1964	1	1506.70	Masonry/concrete/steel, flat roof, brick	Steam heating with ventilators.	
	1993	1	297.00	Masonry/concrete/steel, flat roof, brick	Steam heating with ventilators.	This addition is apparently the two auxiliary gymnasias. However, areas provided do not agree.
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Evaluator's Name:					Kathy Roy	
& Company:					The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	Dates not available			Several renovations include a Kitchen and Cafeteria modernization, addition of a glassed-in elevator and front entrance renovation, new weight room and renovations made to accommodate the Sports School on third floor.		Plan and area information for these renovations was not available.
	1981			Modernization to Drama Facilities.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	Date not available	1	334	Detached, woof frame, sloped roof, wood cladding.	Gas furnaces with ducted distribution.	4 detached portables grouped together in back parking area. Numbers of portables on site do not agree with data sheets provided.
Total Area			17685.10			
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	Regrading required at back of building. See mechanical. Resurface parking pad outside shops.		\$5,000.00
2	Building Exterior	Concrete columns and wood soffits require repainting. Wood spandrel panels to be replaced. Replacement of windows and exterior doors is recommended.		\$342,200.00
3	Building Interior	Replace various floor finishes. Repaint Drama Dressing Rooms. Replace Gymnasium ceiling. Replace doors, cabinetry and lockers. Install wall protection in Sports Medicine Room.		\$1,375,600.00
4	Mechanical Systems	Existing mechanical systems are in fairly good condition, the systems are lacking in ventilation capability [IAQ] , and specialty exhaust systems. Air conditioning should be considered as the school is extremely hot and is used year round upgrades are required on plumbing systems. Regrading required at back of building.		\$2,975,000.00
5	Electrical Systems	Electrical systems have been recently upgraded and are in good condition. Additional receptacles are required in some areas. Surge protection required.		\$31,500.00
6	Portable Buildings	Replace blackboards with whiteboards. Replace windows, carpeting and furnaces. Install wood ramps.		\$88,800.00
7	Space Adequacy:			
	7.1 Classrooms	Deficient.	-1097.10	
	7.2 Science Rooms/Labs	Slightly deficient.	-16.50	
	7.3 Ancillary Areas	Excessive.	464.90	
	7.4 Gymnasium	Deficient.	-466.10	
	7.5 Library/Resource Areas	Excessive.	147.20	
	7.6 Administration/Staff Areas	Deficient.	-133.40	
	7.7 CTS Areas	Excessive.	638.80	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	2236.30	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency		1774.10 \$4,818,100.00

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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	4.128 ha (10.2 acres)	
1.1.2	Outdoor athletic areas.			
		4	Football field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		N/A		
1.1.4	Site landscaping.			
		5	Trees, shrubs and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Chainlink fencing, guard rails, bike stands, flag pole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		3	Grades do slope away from building and there is no sign of water damage at foundation. However, grading at roadways and parking requires correction. See 1.2.2 and 4.1.1.	
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	Two vehicular accesses to parking lots and on-site roadway. Two pedestrian accesses from City sidewalks. Other entrance/exit doors accessed from school grounds.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Water is ponding a great deal at the gravel parking and roadways behind the building. Regrading is recommended. See 4.1.1.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	On City street.	
1.2.4	Fire vehicle access.	4	On City streets and on-site gravel roadways.	
1.2.5	Signage.	5	Pylon sign and sign mounted to brick above 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	Approximately 150 stalls - difficult to count, many in gravel roadways around building. 2 barrier-free parking stalls.	
1.3.2	Layout and safety of parking lots.	4	Parking scattered in lots and around building. No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Water is ponding a great deal at the gravel parking and roadways behind the building. Regrading is recommended. See 4.1.1. Concrete parking pad outside shops has deteriorated to gravel - recommend resurfacing.	\$5,000.00
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Ramp at side entrance barrier-free parking.	
Other				
	Overall Site Conditions & Estimated Costs			\$5,000.00

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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		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		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 Roof Inspection is recommended for this School. Maintenance Staff noted that there were no recent roof leaks. Combination of SBS and gravel and tar roofing.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Antenna mounted to exterior wall of school outside electronics shop.	
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).	F.I.		Skylights 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 3		Brick in good condition. Concrete columns require repainting. Painted wood spandrel panels are peeling, checking and lifting - replacement recommended.	\$15,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5 3		Metal flashing in very good condition. Painted concrete soffit at main entrance in good condition. Paint peeling and checking at wood soffits over exit doors. Repaint.	\$2,000.00
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 drainage to City storm sewer. 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		Doors recommended for replacement. Daylight is visible between wall and door assembly at courtyard doors.	\$25,000.00
		4		Doors at Main Entrance in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.1. Also, lock on Woodworking Classroom overhead door is broken. Replace.	\$200.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		See 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Wood and aluminum windows are original, in marginal condition, some sealed units are failing and some are only single glazed. No insect screens on openable windows. Replacement recommended.	\$300,000.00
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).	3		Some damaged window sills. See 2.4.4.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$342,200.00

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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).	4		No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.		Flooring is cracked in 3rd floor Classroom at courtyard overhang.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5		New porcelain floor tile at main entrance in excellent condition. Ceramic tile, sheet flooring and V.C.T. in Corridors. V.C.T. flooring in Cafeteria.	\$112,500.00
		4		Some poured epoxy floors in Corridors. 9" floor tile in Classrooms. V.C.T. and ceramic tile in Kitchen in good condition. Sheet flooring in Classrooms in good condition.	
		3		Carpet in Administration (\$10,000.00), Library (\$58,000.00), Staff Room 135 (\$2,000.00), Drama (\$18,000.00) is worn and requires replacement. Resilient flooring in weight room is uneven and causes weights to roll - apply leveling compound to slab below and re-install flooring (\$15,000.00). Painted wood Drama stage flooring requires repainting (\$500.00). Gymnasium Stage floor requires refinishing (\$4,000.00). Floor tile in Darkroom marginal (\$2,000.00).	
		2		Carpeting in Locker Rooms in poor condition - replace (\$3,000.00)	
3.2.2	Wall materials and finishes.	5		Painted brick and drywall with stainless steel corner guards at main entrance in very good condition. Painted concrete block and drywall in Classrooms in very good condition. Painted brick and drywall in Cafeteria in very good condition.	\$500.00
		3		Walls in Drama Dressing rooms require painting (\$500.00).	
3.2.3	Ceiling materials and finishes.	5		T-bar and drywall ceilings in Corridors and Cafeteria. Drywall ceiling in kitchen in very good condition.	\$30,000.00
		4		12" acoustic tile and stippled ceilings in Classrooms. Exposed structure in Drama.	
		2		Gymnasium ceiling tile coming loose, possibility of falling tiles - replace (\$25,000.00). Bulkhead shelves trap object - install netting (\$5,000.00)	

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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.	3		Doors are original, dented, finish is deteriorated - replace.	\$225,000.00
3.2.5	Millwork	3		Cabinets in most areas are original in marginal to poor condition. Replacement is recommended.	\$800,000.00
		5		Cabinets in Business education and Sports school relatively new and in very good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Whiteboards, tackboards and chalkboards in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Lockers are in reasonable condition although dented and showing signs of wear. Replacement recommended (\$204,000.00) Bumper guards recommended in Sports Medicine Room 123 (\$3,600.00)	\$207,600.00
3.2.8	Washroom materials and finishes.	4		Ceramic floor tile, metal toilet partitions, ceramic wall tile, painted brick and concrete block.	
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.	
		4		Non-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. Labels missing from doors presumed to require fire-rating. Telephone room appears not to be rated.	
		F.I.		Appear to be compliant. However, should be reviewed with Code study. Corridor south of courtyard has been enclosed and converted to a storage room.	
		5		Glassed-in elevator at Main Entrance. Two barrier-free washroom exist, in very good condition.	
		F.I.		Asbestos Materials Report reviewed on site indicated that asbestos may be present in floor tile, ceiling tile and piping insulation.	
		F.I.		Student Newspaper Room is a converted washroom. Urinals covered with loose sheets of plywood.	
		F.I.		The following items should be reviewed with the recommended Code Study: The walls of the weight room fan room are not full height. Penetrations in electrical Room 118 appear not to be sealed. Service rooms are being used for storage. Handrails on stairs do not meet present codes. Mezzanines in shop areas should be reviewed for Code compliance and structural loading. Catwalk above gymnasium being used for storage.	
	Other				
	Overall Bldg Interior Condition & Estim Costs				\$1,375,600.00

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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		Back area has had portables installed as well as additional roadways and parking. Storm Water is running everywhere including walkways for staff and students. Water is not penetrating the building, however, area should be regraded and additional drains added.	\$40,000.00
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.	4		Existing system works well.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		Should be upgraded to a fully sprinklered building.	\$370,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Located throughout as required.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Chemicals and paints are stored in cabinets,	
Other		2		Shops and associated storage rooms require upgrades of fire systems.	\$50,000.00

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		Systems are 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		Located throughout the facility as required.	
4.3.4	Piping and fittings.	4		Systems are adequate for present use.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are old but in reasonable condition. Redundant fixtures should be removed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		System is old, but works well. Should be replaced with gas fired water heaters as this will allow for shut down of steam boilers in off heating season.	
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).	4		2 Cleaver Brooks CB-720-150 6,300,000btuh steam boilers 1957 construction with condensate receiver and pumps.	
4.4.2	Heating controls (including use of current energy management technology).	3		Marginal control should be upgraded to full BMS system as this will result in considerable energy savings..	\$65,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		System is adequate for present use.	
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 works well.	
4.4.6	Heating air filtration systems and filters.	4		2 inch throw away filters in most units.	
4.4.7	Heating humidification systems and components.	N/A			

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		Existing system is adequate for present use.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Existing system is in good shape for most of the building.	
4.4.10	Heat exchangers.	4		Existing system is adequate for present use.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Existing system works well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Existing system works well.	
4.4.13	Zone/unit heaters and controls.	4		Units are 40 years old and piping, etc. should be checked for life.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Modular Air Handling Units are installed throughout for specific areas [Trane T-12 Climate Changers]. Units are operating with problems in some areas. O/A is very low and there does not appear to be any minimums. Exterior classrooms have Unit Ventilators which do not supply sufficient outdoor air. Some method of adding O/A should be added.	\$300,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Systems are very limited for O/A that is supplied. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		Wall ventilators. Entire system should be upgraded as it is near the end of its life.	\$500,000.00
4.5.4	Exhaust systems capacity and condition.	3		Systems require increased capacity as odors linger in many areas.	\$150,000.00
4.5.5	Separation of out flow from air intakes.	2		Air streams from shops and kitchen are mixing with O/A intakes.	\$50,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	1		Numerous areas require upgrades; Wood Shops, Paint Spray, Electronics Lab, Kitchen Dryers, Drama Room, Elect Rooms, Elev Mach Room, Gym Storage, X-Country Room, Home Ec, Photo Develop, Varsol Tanks, Shops. These are areas of potential liability.	\$500,000.00
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).	3		Unitary controls now exist. These should be upgraded to a BMS system.	\$200,000.00
	4.5.8 Air filtration systems and filters.	4		Systems are adequate for present use.	
	4.5.9 Humidification system and components.	N/A		None.	
	4.5.10 Heat exchangers.	N/A		See 4.3.6	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
	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		Some window air conditioning units have been installed. Air Conditioning should be reviewed as there are many areas that overheat when sun shines.	\$750,000.00
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.	3		Complete system should be added. See above.	
	Overall Mech Systems Condition & Estim. Costs				\$2,975,000.00

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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	120/208 Volt 2000A service 288KVA Peak Load Service is adequate for school size. New switchboard and service .		
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	Minimal exterior lighting. Lighting at entrances some wall packs		\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	Cover plates required on receptacles, mounting rails falling apart. Approximately 70 stalls with receptacles.		\$1,500.00
	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).	4		Simplex 4020 Fire Alarm System Bells and strobes throughout. Kitchen hood fire extinguishing system.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs and remote heads.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		LED exit signs in recently renovated areas. Adequate installation of exit signs. Incandescent exit signs in other areas.	
	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 at main service. Local power bars at computers and patch panels.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4		New panels installed in most locations. Adequate spare breaker space.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	
5.3.4	General wiring devices and methods.	3 3		Lack of receptacles in classrooms. Lack of circuits in Home Economics Room	\$20,000.00
5.3.5	Motor controls.	4		Local Motor Starters	
Other					

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).	4		<p>2 X 4 FOOT 2 Lamp fluorescents in main lobby T8 60FC</p> <p>1x4 2 lamp wraparound suspended fluorescents in classrooms T8</p> <p>Hallways Recessed or suspended fluorescents 40FC</p> <p>Gymnasium 1x4 foot fluorescents with wire guards T12 Lamps 30FC</p> <p>Second floor Corridor. 1x4 surface fluorescent</p> <p>Shops have new 2 lamp industrial fixtures with T8 lamps</p>	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3 FI		<p>T8 Electronic in all new installed fixtures.</p> <p>Older fixtures may contain PCB ballasts</p>	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		<p>T8 lamps and electronic ballasts in new fixtures.</p> <p>All incandescent lamps replaced with PL retrofit type.</p>	
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 Rauland/ Dukane. Telephone intercom system. Gymnasium sound system. Drama Room Has sound system/Mixer Etc.	
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 second 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).	4		Dover 16 passenger 1200 KG Emergency Phone	
5.7.2	Condition of elevators/lifts.	4		Good	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Fluorescent/ Exhaust Fan	
Other					
Overall Elect. Systems Condition & Estim Costs				Recent upgrades done in many areas of the school	\$31,500.00

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).	4	No concerns.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Slightly sloped roofs. Metal flashing. Roofs not reviewed with this evaluation. Roofing Inspection required.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Painted wood cladding in reasonable condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Paint peeling at wood windowsills, possibly due to condensation/water damage. Recommend window replacement.	\$30,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Wood paneling, sheet flooring, 12" acoustic ceiling tile over 2x6 T&G deck, gluelam beams.	\$10,000.00
		3	Carpeting in 2 of 4 units is worn and frayed. Replace.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	In reasonable condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Tackboards and blackboards in good condition. Recommend replacing chalkboards with whiteboards.	\$4,800.00
6.1.8	Heating system.	2	Furnaces heat and ventilate the units. These are not adequate, as IAQ is low due to limited capacity of units. In addition, control is limited.	\$40,000.00
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).	N/A		
6.1.12	Barrier-free access.	1	Provide wood ramps to all four portable classrooms.	\$4,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$88,800.00

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	27	89.7	2422.90	44	80	3520	-1097.10	
7.2	Science Rooms/Labs	9	118.0	1063.50	9	120	1080	-16.50	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	10	144.5	1444.90	10	2@130 8@90	980	464.90	Stage used for Phys. Ed.
7.4	Gymnasium (incl. gym storage)	3		1308.90	1	1675 100	1775	-466.10	
7.5	Library/Resource Areas	1	963.2	963.20	1	816	816	147.20	
7.6	Administration/Staff, Physical Education, Storage Areas			1215.60		855 290 204	1349	-133.40	
7.7	CTS Areas								
	7.7.1 Business Education	8	84.5	675.90	6	115	690	-14.10	
	7.7.2 Home Economics	2	105.4	210.80	2	1@160 1@100	260	-49.20	
	7.7.3 Industrial Arts	3	337.2 409.7 296.9	1043.80	3	300 510 570	1380	-336.20	Woodworking, Auto Shop, Metal Shop
	7.7.4 Other CTS Programs	3	219.4 85.7 733.2	1038.30				1038.30	Electrical Shop, Drafting, Cafeteria/Kitchen
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			6297.30		2255 1082 316 408	4061	2236.30	
	Overall Space Adequacy Assessment	66		17685.1	76		15911	1774.10	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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