

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Crescent Heights High School				School Code:	9815
Location:	1019 1st Street NW				Facility Code:	1647
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanno Soligo
					Telephone:	214-1123
Grades:	10-12				School Capacity:	2150
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	1928	3	5345.80	The school is a combination of metal decking and steel trusses and wood joist and wood planking for roof and flooring construction. The roof has been partially upgraded. (The 1966 area has yet to be reroofed and still is tar and gravel.) The basement floor is a concrete slab-on-grade. Flooring materials include terrazzo in some corridors and stairways, some quarry tile at entrances, sheet vinyl/battleship lino, vinyl composite tile, carpet in classrooms and corridors, and ceramic tile in the washrooms. The gym floors are maple hardwood. The exterior wall composition is brick for some portions and painted concrete block in other portions. The school underwent a major renovation in 1985. Within the last two years, the windows of the school have also been brought up to date and/or repaired. The interior of the school consists of concrete block walls, gypsum board and plaster board walls and brick walls. Metal fire doors have been provided throughout the school. The school is also sprinklered.	1985 modernization involved a major mechanical upgrade which provided heat pumps in the majority of the school. The 1966 portion of the school was not upgraded and is housed with a perimeter hot water and constant volume ventilation system. Most shops have individual ventilation units as does the gymnasium. Systems are in acceptance condition and with proper maintenance will need very little upgrades over the next 5-10 years.	
	Subtotal		5345.80			
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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Original Building (Cont'd)				Although there is no barrier-free access into the school, some ramps have been built on the main and second levels. No elevators or chairlifts are available. Washrooms are not barrier-free. The school is located next to a park that contains baseball diamonds, tennis courts, and a curling arena. However, the school site itself has only half a playing field. The majority of site space is taken up by staff parking and student parking areas, which are all paved.		
Additions/ Expansions	1950 1951 1956 1959 1966 1966 1968 1985 Subtotal	3 3 3 3 3 3 3 1	1660.40 5967.40 2023.80 365.10 508.20 5240.00 2543.00 1736.03 20,043.93			
Upgrading/ Modernization (Identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)						
	Total		25389.73			
List of Reports/ Supplementary Information	No reports were available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Barrier-free parking required with signage. Ramps required with electronic door openers. Larger playing field, if possible.	\$43,000.00
2	Building Exterior	Brick and sandstone exterior at building front needs repair. Parapet on north side of school courtyard (1928/1951) area needs patching.	\$100,000.00
3	Building Interior	Barrier-free access - with two elevators and chair lift required. Barrier-free washrooms required. New millwork in shops and refinishing required in science rooms and home economics. Doors and windows need replacing and/or repair. Walls need painting. Floors damaged in halls, corridors and classrooms -- new vinyl composite tile required. Gym floor needs to be refinished, and stage as well. Workshop wooden floors need refinishing. Carpet in library, ancillary room and administration area needs replacing. Walls need to be patched in some areas in basement of 1966 addition. Ceiling tiles are damaged in basement of 1951 and 1966 additions and in washrooms in 1966 addition. All stalls and sinks in washrooms need upgrading. Lockers need replacing in basement of 1951 addition and 1966 addition. Lockers need repainting and/or replacement in Boys' and Girls' Locker Rooms. Rubber base in Girls' Locker Room needs to be replaced. Ceramic tiles in Locker Rooms and in Washrooms in 1966 addition are cracked and need replacement. Wooden trim and original wooden doors in 1928 portion need refinishing in classroom areas. 3% Design Contingency Fund for architectural changes related to barrier-free design and/or	\$1,507,602.77
4	Mechanical Systems	Majority of the school was modernized in 1985. 1966 construction wasn't modernized, but is in reasonable condition. School requires some plumbing fixture replacement and exhaust upgrades.	\$74,000.00
5	Electrical Systems	School is generally in good condition. Exterior lighting and power distribution appears inadequate.	\$1,357,000.00
6	Portable Buildings	(Note: 1985 portables shown on plan are no longer on site)	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient: 1497.57 m ² .	
	7.2 Science Rooms/Labs	Deficient: 163.82 m ² .	
	7.3 Ancillary Areas	Surplus: 2228.10 m ² . Excellent shops and resources available.	
	7.4 Gymnasium	Deficient: 36.30 m ² .	
	7.5 Library/Resource Areas	Deficient: 405.30 m ² . Excellent selection of resources.	
	7.6 Administration/Staff Areas	Surplus: 342.44 m ² .	

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	Evaluation Components	Summary Assessment	Estim. Cost
	7.7 CTS Areas	Surplus: 2139.20 m ² .	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 6165.98 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 7772.73 m ² . The school has recently been renovated.	\$3,081,602.77

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	F.I.	The site contains the school, a number of large parking lots and one half of a playing field. It appears too small for its use. Further investigation is needed to find out if all the parking on the northwest side of the school is necessary, or if some of the area could be added to the playing field.	
1.1.2	Outdoor athletic areas.	F.I.	Half a playing field. Inadequate for a high school of its size. Further investigation needed to see if site can be increased.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Benches and sitting areas have been created for students and staff.	
1.1.4	Site landscaping.	5	Mature landscaping. Spruce trees located at front entrance of the school. Deciduous trees located along sidewalk leading to school front entry	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Flagpole, perimeter fencing, rod iron fencing in the front of the school. Bike stands provided.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Adequate	
1.1.7	Evidence of sub-soil problems.	F.I.	Cracks in the terrazzo flooring in the basement of the 1966 portion and in the Metals Shop on the main level suggest further investigation needed.	
1.1.8	Safety and security concerns due to site conditions.	4	The school and parking area on the northwest side of the site is lit in the evenings. Metal screens protect lower windows.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	There are two vehicular access points for the large parking lot on the northwest side of the site. Staff parking directly on the north side has one access point, and staff parking on the southwest side of the site has one access point. Student parking on the southeast side of the site has two access points. The school itself has four access points (corners), because the school takes up approximately one city block. Because of the school's location in a residential area, and that landscaping is well maintained, safety is not an issue. Only bus parking is permitted in the front of the school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Road network on site is paved and incorporated with the northwset and north parking areas. Road network used for material drop-off and garbage pick-up. Cracks in parking areas need to be filled.	\$10,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	Bus lane drop-off is in front of school, Sidewalks and signage available on site.	
1.2.4	Fire vehicle access.	5	Fire vehicle access is via the City street on the school's east and south sides. Access of the school from the west and north is via the parking lot. It appears that the parking can accommodate a fire vehicle turn around.	
1.2.5	Signage.	3	Better signage will be required as the original sandstone Crescent Heights signage continues to deteriorate. The current signage is difficult to read. New signage should be placed on the school near the student parking area.	\$5,000.00
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	Southeast parking lot - student parking - 47 stalls. 2 barrier-free stalls required - signage needed. Southwest staff parking - 36 stalls - 2 barrier-free parking stalls required with signage. Parking on northwest side - 143 stalls - 3 barrier-free stalls provided. 4 required by Code. North staff parking - 36 stalls - 2 barrier-free stalls required with signage.	\$6,000.00
1.3.2	Layout and safety of parking lots.	5	Apart from providing more handicap parking, layout and safety is fine.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Parking lots are paved and have catch basins.	\$0.00
1.3.4	Layout and safety of sidewalks.	2	Sidewalks are in adequate condition, but need to be sloped at school entrances. See 1.3.6.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	Concrete sidewalks. Paving stones used in sitting area on west side of school	
1.3.6	Curb cuts and ramps for barrier free access.	2	Sidewalks must be sloped up at entrances. Barrier-free ramps required at two locations on building's south side and at 2 locations on the north side and at one location on the east side. Electronic door openers are required at all barrier-free access points that are considered entrances into the building.	\$22,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$43,000.00

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).	F.I.	1966 1985	The floor structure appears fine with the exception of severe cracking in the terrazzo flooring in the basement areas in the 1966/1985 additions. Further investigation is required to determine if settlement problems are occurring.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Appears to be fine.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1966	Roof structure appears adequate. No observed problems.	
2.1.4	Control/expansion joints.	4	All	Adequate, where applicable.	
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.	1966 1985	Further investigation is required to determine the condition of the gravel-tar application that is currently on the roof of the 1966 and 1985 additions in the autobody/shop areas.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1966 1985	Further investigation is required to assess the area that needs to be reroofed. The rest of the roof that has been done has been reported to be problem-free by Mr. Stan Powers, the Janitor of the school.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. No problems were observed.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	5	All	Skylights can be found throughout the school in such places as the Dance Studio, Autobody Shop, Wood Shop, Graphic Arts, Art Room and Library. No skylights have been reported to leak and they appear to be fine.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	1928 1966	The brick in the front of the school appears to be spalling under windows. The sandstone signage is difficult to read and the parapet in the north courtyard area needs to be patched. The exterior of the 1966 addition facing the northwest parking lot needs painting.	\$100,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1928 1966	The parapet in the north courtyard needs patching. See 2.3.1	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	All	Building envelope appears to be fine.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	Appears to be fine.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	Appears to be fine.	
Other					

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).	5	All	Exterior doors appear to be recently painted.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Hardware appears to be fine. See 1.3.6 for electronic door openers. Door openers required at every barrier-free access point considered to be an entrance to the building. See 1.3.6.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	See 2.4.2 regarding electronic door openers. See 1.3.6.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Windows appear to be either replaced and/or repainted. The aluminum windows along the southwest staff parking area appear to be fine.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Stan Powers reports windows were updated within last two years. They were observed to be fine.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All	No signs of heavy condensation on doors or windows.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$100,000.00

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).	2	1966 1985	In terms of structure, no reported problems could be seen. However, the 1966/1985 addition located on the southwest side of the school needs new paint. Similarly, the basement of the original 1928 building and the basement of the 1985 addition to the east side of the site needs paint as well. On the main floor, outside of the gym by the Training Room and Boys' Locker Room, the corridor needs paint as well. Some areas in the 1966 basement walls need to be patched and painted.	\$50,751.36
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1966 1985 and all	The floors in the southwest 1966/1985 wing need replacing. The original battleship lino is lifting up in the classrooms. Carpet areas through the school in classrooms, library, drama/theatre and administration need to be replaced. The terrazzo and quarry tile floors in entrances, stairwells, and corridors need to be fixed and/or replaced where cracking has occurred. The floor finish of the vinyl composite tile in the basement classrooms of the southwest 1966/1985 wing are damaged and need to be replaced. Washroom terrazzo is also damaged.	\$200,000.00
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2	1966 1985	The wood flooring in the large gym needs to be refinished, as well as the stage wooden floor. The wood floors in the graphic arts and building construction shop need to be refinished.	\$218,491.05
3.2.2	Wall materials and finishes.	2	1966	Ceramic tiles in the southwest wing washrooms are cracked. Ceramic tiles in the Boys' and Girls' Locker Rooms by the large gym are cracked and need replacing.	\$5,000.00
3.2.3	Ceiling materials and finishes.	2	1951 1966	T-bar ceiling is damaged in the basement of the 1951 addition near the theatre and by the boiler room in the 1966 addition. Some acousti-tiles throughout the 1966 addition of the southwest side of the school need replacing. Acoustic tiles in the washrooms in the 1966 addition are vandalized and need replacing.	\$10,000.00

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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.	3	1928	Dors in the 1928 portion of the school need refinishing and new hardware. Windows in doors in 1966 addition need replacing. Doors Refinishing: 9,874.20 Windows: \$340,805.92	\$350,680.12
3.2.5	Millwork	3	All	Millwork benches in Building Construction need to be replaced. Home Economics Room cabinets need refinishing eventually. Trim around chalkboards and door frames in 1928 portion need refinishing. Science Room lab bench cabinets will eventually need refinishing.	\$57,994.51
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1966 1956	Chalkboards in CTS labs in 1966 addition need to be replaced with whiteboards. Large gym has scoreboards, basketball hoops and bleachers. Small gym has scoreboard and basketball hoops.	\$53,609.92
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		See 3.2.6	
3.2.8	Washroom materials and finishes.	1		Washrooms need to be made barrier-free. New washrooms are required in 1966 addition because existing washrooms are located in the stairwells. Stalls and counters need to be replaced throughout the school. Rubber base is missing in Girls' Locker Change Rooms.	\$130,000.00
Other	Lockers	1		Lockers need paint in basement in 1951 addition and 1966 addition. Lockers need paint and/or replacement in Boys' and Girls' Change/Locker Rooms	\$215,000.00

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 required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible construction. Sprinklered throughout entire school. Further investigation is required to see if the building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Zones appear to be established with metal fire doors. See 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Appear to be adequate. See 3.3.1.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Appear to be adequate. See 3.3.1.	
3.3.5	Barrier-free access.	2	All	School requires two elevators and at least one chair lift (in north corridor by Art Room) Ramps on main floor provided in areas. No exterior barrier-free access	\$168,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	1928 - 1985 additions may contain hazardous materials such as asbestos in insulating materials and tiles. Further investigation is needed in the specific areas affected by upgrading.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	Adequate - no other health/safety concerns observed.	
Other	3% Design Contingency Fund	3	All	Fund needed for architectural changes resulting from mechanical and electrical upgrades and other related work.	\$48,075.81
	Overall Bldg Interior Condition & Estim Costs				\$1,507,602.77

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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).	4	All	Catch basins in asphalt parking lots around school exterior which tie into the city storm system, no visible or reported problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1	All	Hose bibbs around school exterior - they require vacuum breakers for backflow protection.	\$1,000.00
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	All	Siamese at the front entrance and a fire hydrant 45 meters away.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Standpipe system and sprinkler system throughout school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Portable extinguishers are located in appropriate locations throughout school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	All	Vented and flammable storage cabinets are in Science rooms.	
Other					

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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	All	150mm domestic water and sprinkler supply line, fed from city services, adequate volume and pressure are available.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	N/A		none	
4.3.4	Piping and fittings.	4	All	Domestic water is copper pipe throughout, sanitary and storm piping is all cast iron.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Numerous washrooms which were not modernized in 1985 and have plumbing fixtures which require replacement, especially lavs and drinking fountains.	\$40,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	2 commercial type domestic water heaters service the school, 70 gal / 324 MBH each.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Conventional type gravity sanitary and storm system tie into city services.	
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	1928 50, 51, 56, 85	School is fed from 2 storm boilers, 4200 MBH input each, boilers were installed in 1985 modernization and are in good condition.	
			1966	This addition is separately serviced by 2 cast iron hot water boilers, 4500 MBH input each, good condition, no work required.	
4.4.2	Heating controls (including use of current energy management technology).	4	1928 50, 51, 56, 85	Digital controls were installed in the 1985 modernization.	
			1966	Pneumatic controls are working properly, no additional work required.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion in place for each boiler room. Chimneys in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Good condition, adequate inhibitors in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	All safety controls are in place.	
4.4.6	Heating air filtration systems and filters.	4	All	Micron type bypass filters are in place on all heating water systems.	
4.4.7	Heating humidification systems and components.	N/A	All	None	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1985 Modern.	Classroom areas are housed with water source heat pumps, CTS areas housed with radiation or unit heaters. Conventional hot water convective wall cabinet in classroom areas.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	All high temperature loops insulated with fiberglass insulation. Heat pump loop is not and does not require insulation.	
4.4.10	Heat exchangers.	4		Heat exchangers for - steam to high temperature hot water. - steam to heat pump loop. Installed during 1985 modernization, no visible or reported problems.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		none	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Good temperature distribution and acceptable zone control throughout, no reported problems.	
4.4.13	Zone/unit heaters and controls.	4	All	Entrance vestibule have force flow, complete with line voltage thermostats.	
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	All	Numerous air handling units for gymnasium, CTS areas, make-up air, etc., most were installed during 1985 modernization and are of adequate size and capacity, 1966 construction has a standalone built-up AHU, it is of adequate size and capacity, no reported problems.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	15 CFM outside air per occupant throughout is being provided.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Mostly overhead distribution, 8 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	4	All	Roof exhaust fans from W.R., Jan rooms, storage rooms.	
4.5.5	Separation of out flow from air intakes.	3	All	Kitchen exhaust discharge directly into gymnasium outside air intake.	\$25,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	All	Sci-fume hoods - good shape - Art room - kiln exhaust hood - Automotive Vehicle exhaust system. Metal Shop - Welding exhaust. - Home Ec. - no exhaust - Central exhaust should be added.	\$8,000.00
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).	4	All	Digital and pneumatic controls on ventilation equipment.	
4.5.8	Air filtration systems and filters.	4	All	25mm thick throw-away type media on all ventilation equipment.	
4.5.9	Humidification system and components.	N/A		none	
4.5.10	Heat exchangers.	4	All	Some gas fired equipment on the roof, no visible or reported problems.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Combination of sidewalls or overhead duct distribution, grilles and diffusers are in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1928 & 1950	The 1985 modernization incorporated a heat pump system for heating and cooling. The system is operating fine with no reported problems, this does not feed the entire school but certainly a large portion of it.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	All	Overhead duct distribution.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	All	Digital controls.	
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	All	There are a combination of digital and pneumatic controls throughout, energy management is incorporated through DDC and time clock schedules, no reported or visible problems.	
Overall Mech Systems Condition & Estim. Costs					\$74,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground 3000 amp 600 volt service. Space available for expansion.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Some exterior building lighting. Parking lot pole lighting. Exterior lighting appears inadequate.	\$2,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Duplex receptacles mounted on exterior wall. Duplex receptacles mounted on steel post in staff parking.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 2120 multi-plex system. Two remote LED graphic annunciators. System appears satisfactory.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting on back up generator. Appears satisfactory.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting on back up generator.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	5	All	Surge protection on data system.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally in good condition, however capacity is near full.	\$25,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	5		600 volt 400 amp stand-by generator and transfer switch in good condition.	
5.3.4	General wiring devices and methods.	4	All	Wiring devices are generally adequate. Wiring is in conduit.	
5.3.5	Motor controls.	4	All	Loose starters, and motor control centres appear satisfactory.	
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	All	Interior lighting consists of recessed and surface fluorescent and T-12 lamps as well as incandescent accent and task lighting. Lighting levels are generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1966 Addition	Some fixtures may contain PCB ballasts.	\$30,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new fluorescent lighting fixtures with T8 lamps and electronic ballasts.	\$1,300,000.00
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).	5	All	Panasonic system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Dukane PA system. Lathan program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 and 5E cabling for computer labs and offices.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	3 x 48 port Cat. 5 patch panel and 1 x 48 port Cat. 5E patch panel in library storage room. 2 x 48 port Cat. 5 patch panel in caretaker room 5. 2 x 48 port Cat. 5 patch panel in caretaker room 2A. 2 x 48 port Cat. 5 patch panel and 1 x 48 port Cat. 5E patch panel in broadcasting classroom. All approximately 50 percent space available.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Limited space available for dedicated circuits. REFER TO 5.3.2 FOR COSTING.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	Regency intrusion alarm. Corridor motion sensors. Door contacts on shops exterior doors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Lathan master clock.	
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				\$1,357,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
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	N/A		\$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	39		2902.43	55	80.0	4400.0	-1497.57	Deficiency
			70.00						
			70.28						
			81.80						
			48.30						
			63.40						
			94.80						
			85.05						
			66.90						
			67.80						
			87.30						
			88.60						
			84.40						
			76.60						
			67.80						
			69.70						
			67.40						
			66.00						
			76.20						
			122.00						
			107.00						
			71.50						
7.2	Science Rooms/Labs	9		1036.18	10	120.0	1200.00	-163.82	Deficiency
			111.50						
			123.96						
			141.60						
			107.30						
			114.30						
			103.92						
			107.80						
			114.30						

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/Deficiency	Comments/Concerns
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	22		3608.10	11	130.0 90.0	1380.00	2228.10	Surplus
	Ancillary		68.60						
	Ancillary		184.80						
	Theatre/Ancillary		125.54						
	Theatre		154.40						
	Ancillary		212.61						
	Ancillary		213.97						
	Graphic Arts		555.12						
	Dance Studio		300.30						
	Art		163.30						
	Art		181.50						
	Learning Center		101.30						
	Choral Music		129.30						
	Ancillary Stage 1		85.49						
	Ancillary Stage 2		136.80						
	Lunch/Study		482.97						
	Ancillary		186.30						
	Broadcasting		164.00						
	Drafting		161.80						
7.4	Gymnasium (incl. gym storage)			2013.70			2050.00	-36.30	Deficiency
	Gym	1	574.00		Stor	100.0			
	Gym	1	984.80		Gym	1675.0			
	Gym Storage		62.20		Gym	250.0			
	Wrestling Gym	1	325.50		Stor	25.0			
	Gym Storage		33.60						
7.5	Library/Resource Areas	1	574.70	574.70	11	900.0 80.0	980.00	-405.30	Deficiency

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/Deficiency	Comments/Concerns
7.6	Administration/Staff, Physical Education, Storage Areas			2368.44			2026.00	342.44	Surplus
	Janitor		18.10		Adm	1247.0			
	Storage		18.60		PE	400.0			
	Janitor		10.40		Stor	379.0			
	Storage		83.20						
	Storage		63.80						
	Janitor		14.70						
	Storage		25.80						
	Storage		102.70						
	Storage		40.90						
	Storage		207.20						
	Storage		41.20						
	Storage		241.20						
	Storage		229.90						
	Storage		91.90						
	Janitor		14.00						
	Storage		18.60						
	Storage		20.00						
	Storage		20.00						
	Storage		13.90						
	Janitor		5.60						
	Storage		13.60						
	Janitor		3.30						
	Storage		13.80						
	Janitor		13.80						
	Storage		35.60						
	Storage		132.70						
	Storage		165.00						
	Janitor		5.76						
	Storage		8.80						
	Janitor		2.04						
	Storage		44.33						
	Janitor		44.49						
	Janitor		3.20						
	Storage		14.00						
	Janitor		3.60						
	Janitor		3.52						

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/ Deficiency	Comments/Concerns
	Storage		18.60						
	Storage		18.60						
	Janitor		2.00						
	Admin. Office		25.92						
	Adm. Office		118.87						
	Principal's Office		36.00						
	Vice Principal's Office		18.36						
	Vice Principal's Office		17.28						
	Vice Principal's Office		17.28						
	CNF		38.41						
	STA		100.46						
	STA		105.62						
	Phys. Ed. Office		44.10						
	Phys. Ed. Office		17.70						
7.7	CTS Areas								
	7.7.1 Business Education			346.70	7	115.0	805.00	-458.3	Deficiency
	Bus Ed.	1	120.2						
	Bus Ed.	1	122.0						
	Bus Ed.	1	104.5						
	7.7.2 Home Economics			238.30				238.3	Surplus
	Home Ec.	1	133.8						
	Sewing	1	104.5						
	7.7.3 Industrial Arts			1736.40				1736.4	Surplus
	Building Construction	1	529.5						
	Sheet Metal Lab	1	270.5						
	Autobody	1	412.9						
	Autobody	1	523.5						
	7.7.4 Other CTS Programs			622.80				622.8	Surplus
	CTS Lab	1	182.6						
	CTS Lab	1	120.2						
	CTS Lab	1	158.2						
	CTS Lab	3	161.8						
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			9941.98			4776.00	5165.98	Surplus
	Overall Space Adequacy Assessment	89		25389.73	86		17617.0	7772.73	Surplus. Capacity used for 2150 students.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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