

School Facility Evaluation Project
Part I - Facility Profile and Summary

Name:	Douglas Harkness Community Core School				School Code:	9347
Location:	6203 24th Avenue NE				Facility Code:	1555
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	500
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
	1976 (core school)	1	2896.20	Exterior of building is brick with concrete below windows and wood trim and metal cladding above face brick. Interior of the building is concrete block painted, drywall and metal studs. Flooring is concrete slab on grade with carpet and vinyl composite tile. Ceilings are acoustic tile and exposed steel trusses and metal decking.	HVAC system consists of a perimeter hot water combined with a variable air volume ventilation system. Plumbing systems are original with conventional gravity drainage and domestic water distribution tied into City services. No upgrades have been done on either.	
	Subtotal		2,896.20	Roof is a built-up roof with metal decking and steel trusses.		
Additions/ Expansions						
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1977	1	845.00	Metal cladding. Wood covering up crawl space. Built-up asphalt roofing. Carpeting on floor and acoustic tiles on ceiling. Paint gypsum board walls.	Package furnaces in each classroom for HVAC	
		SubTotal	845.00			
	Total		3,741.22			
List of Reports/ Supplementary Information	None available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good drainage. Parking adequate. Barrier free ramps and electronic door openers required. Soccer field, baseball diamond, creative playground, and asphalt play area provided. Fire lane access and turn-around required. Handicap parking and adjoining sidewalk and curb cut also required.	\$153,000.00
2	Building Exterior	Electronic door openers required. (See site conditions for estimate) Reroofing of the existing roof is needed.	\$0.00
3	Building Interior	Replace/reglue some vinyl composite floor tiles at entry. Replace some acoustic tiles, and make washrooms barrier-free. Replace carpet in some rooms. Interior: \$289,397.20 Design Cont.: <u>\$15,234.67</u> Total Interior: \$304,631.87	\$304,631.87
4	Mechanical Systems	Mechanical systems are in good condition. The domestic water heater needs replacement and humidification system is inadequate, otherwise the school is in good mechanical condition needing only general maintenance. HVAC system consists of perimeter hot water combined with VAV ventilation.	\$47,500.00
5	Electrical Systems	Electrical service is satisfactory. School power distribution is near capacity. Life safety systems are below Code and require replacement. Voice and data systems are satisfactory.	\$269,000.00
6	Portable Buildings	Replace carpet in some rooms. Ramps and electronic door openers required.	\$65,425.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 101.5 m ² . Classroom capacity is almost double what is required.	
	7.2 Science Rooms/Labs	Deficient: 13.7 m ² . Science room capacity is almost adequate.	
	7.3 Ancillary Areas	Deficient: 232.8 m ² . No art room space is provided.	
	7.4 Gymnasium	Surplus: 3.7 m ² . Adequate in size - not overly large.	
	7.5 Library/Resource Areas	Deficient: .3 m ² .	
	7.6 Administration/Staff Areas	Deficient: 89.18 m ² . Adequate in functionality	

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	Evaluation Components	Summary Assessment	Estim. Cost
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 21.8 m ²	
	Overall School Conditions & Estim. Costs	Deficient: 208.8 m ² . With portables included, the school is adequate. In fact, a surplus of space exists with the portables included in the total area.	\$839,556.87

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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	Large site with playing fields. Adequate space provided.	
1.1.2	Outdoor athletic areas.	5	Soccer Fields Baseball Diamond. Snow covered at time of evaluation.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative Playground - good condition. Asphalt play area - adequate. 2 basketball court areas.	
1.1.4	Site landscaping.	5	Mature - spruce and deciduous trees located in the front portion of the school site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Fence surrounding parking area. Flagpole, bike stands, guard rails - in good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Adequate according to staff.	
1.1.7	Evidence of sub-soil problems.	4	Adequate - no problems observed. Snow cover made it difficult to clearly observe all evidence that sub-soil problems do not exist.	
1.1.8	Safety and security concerns due to site conditions.	5	Large play fields are adjacent other schools. Surrounding housing has good view of school. No reported problems by staff.	
Other				

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).	4	City Streets One access point into the parking lot. The school faces one street and is not located at a block corner.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	No on-site road network provided. Firelane access to the portables is through the parking lot. The lot needs to be redesigned and a turn-around needs to be incorporated	\$135,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City Streets - sidewalk provided in front of school. Good for wheelchair access.	
1.2.4	Fire vehicle access.	2	City street provides fire vehicle access. Parking lot not designed for fire vehicle turn around See 1.2.2	
1.2.5	Signage.	4	Visible from front of school.	
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	32 Stalls. An Additional ~ 16 stalls provided. For a total of 48 stalls, 2 handicap stalls need to be provided by Code. An adjoining sidewalk and curb cut will be required for handicap parking stalls.	\$7,000.00
1.3.2	Layout and safety of parking lots.	2	Fire lane access and turn-around required. Handicap parking and access to building required. See 1.2.4 and 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Parking area is paved and drains adequately.	
1.3.4	Layout and safety of sidewalks.	2	A sidewalk along the front property line of the school exists up to main entry. This is ideal for bus loading and unloading. Sidewalks need to be sloped at secondary entrances for barrier-free access. Must be confirmed after snow is gone. See 1.3.6.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	Concrete sidewalks exist around the school property. Asphalt paving exists on school property. Further investigation is needed to determine if any cracks need filling after snow melts.	
1.3.6	Curb cuts and ramps for barrier free access.	2	A barrier-free ramp is required at the front entry of the school. Sidewalks leading up to secondary entrances need to be sloped to allow for access to entrances by wheelchair. Electronic door openers are required at all barrier-free entrance points.	\$11,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$153,000.00

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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).	F.I.	1976	Cracking in the exterior paving needs further investigation after snow melts to determine how much damage needs to be repaired.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	1976	Adequate.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1976	Roof structure is adequate.	
2.1.4	Control Expansion Joint	4		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 states of repair.</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.	1976	Reported leaks occur between portables and original school during chinooks and spring thaw. Further investigation required as to whether the entire roof needs to be redone. See 2.1.3	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1976	Further investigation required at the time when re-roofing occurs.	
2.2.3	Control of ice and snow falling from roof.	5	1976	Flat roof - no observed problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	1976		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope			<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5	1976	Brick, cedar and metal cladding exists above the exterior windows. Concrete exists below the windows. Adequate.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	1976	Adequate.	
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	1976	No problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	1976	Adequate.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	1976	No signs of any problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows			<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	1976	Adequate. A combination of steel and wooden doors is used.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1976	Adequate. Electronic door openers required where barrier-free ramps are installed. See 1.3.6.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1976	Adequate. Electronic door openers are required. 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	1976	Sealed units with blinds are provided. Adequate.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	1976	Screens are provided within the window units.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	1976	No signs of any problems.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$0.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	5	1976	No sign of any problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1976	Vinyl composite floor tiles in front entry are lifting up and need to be reglued or replaced.	\$2,000.00
Other					
3.2	Materials and Finishes			Description/Condition	
3.2.1	Floor materials and finishes.	2	1976	Vinyl composite tile in the corridor is in good condition. Carpet in classroom needs to be replaced. Gym flooring is fine as well as the original stage floor.	\$125,917.20
3.2.2	Wall materials and finishes.	2	1976	Vinyl composite floor tiles in front area are lifting up and need to be reglued or replaced. See 3.1.2.	
3.2.3	Ceiling materials and finishes.	3	1976	Some ceiling tiles throughout the school need to be replaced.	\$1,000.00
3.2	Materials and Finishes (cont'd)			Description/Condition	
3.2.4	Interior doors and hardware.	5	1976	Adequate - wood and metal	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	1976	Plywood with plastic laminate. Adequate.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1976	Adequate whiteboards and chalkboards provided. Climbing apparatus in gym is in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N.A.	1976		
3.2.8	Washroom materials and finishes.	2	1976	Ceramic tile on the floor is in good condition. Concrete block walls are painted. Stalls need to be made barrier-free as well as a sink in the male and female washroom has to be lowered. CBE estimate to retrofit one washroom to barrier-free status is \$10,000.	\$60,000.00
Other	Lockers for coat storage.	1	1976	Lockers are required in the school corridors. One could relocate coat hooks and storage units into the classrooms. \$100 to remove coat hooks; \$100 per locker.	\$100,000.00
3.3	Health and Safety Concerns --- 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.			<u>Description/Condition</u>	
3.3.1		F.I.	1976	Combustible and non-combustible construction. Non-sprinklered. Further investigation is required to confirm the building meets current Code standards.	
3.3.2		F.I.	1976	The predominant wall material is concrete block, which could function as a fire separation. Three fire zones established with fire doors. Zones should be verified when further investigation is done on roof. The fire walls should appear on the roof. See 3.3.1.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	1976	One set of doors outside the office is made of wood with large windows. These doors should be fire doors with less glazing. See 3.3.1	\$480.00
3.3.4	Exiting distances and access to exits.	F.I.	1976	Fire doors by main office required. Further investigation required to confirm that all fire walls go through the roof. This requires a roof inspection, which Architects are not to do. See 3.3.3. Also see 3.3.1.	
3.3.5	Barrier-free access.	2	1976	Washrooms require barrier-free stalls. Sinks needs to be modified and lowered. See 3.2.8.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1976	No reports provided.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	1976	No problems were reported.	
Other	3% Design Contingency Fund	2	All	Fund is for architectural changes resulting from barrier-free access and/or mechanical and electrical changes.	\$15,234.67
	Overall Bldg Interior Condition & Estim Costs				\$304,631.87

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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		Catch basins in parking area and at all low spots, no reported drainage problems.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs located around school exterior complete with vacuum breakers.	
	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		A city hydrant is located on the street facing the school.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose system is in place. Sprinklers are located only on the stage fed from domestic water system.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Wall mounted fire extinguishers located in cabinets throughout, mostly in the fire standpipe hose cabinets.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
	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		Water service is fed from city services, adequate volume and pressure presently available, backflow protection is in place. 4" service feeds 2" domestic water meter.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4		All backflow protection required on main water service	
4.3.4	Piping and fittings.	4		Water - copper piping throughout. Sanitary/Storm - cast iron with mechanical joints. No visible leaks or reported problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Lavs - wall mounted vitreous china, Jan- cast iron enameled basin, General purpose sinks - ss sinks with 8" center . Good condition throughout.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Old commercial tank type DWH, 328 MBH and 75 gal capacity, close to failure. Recirculation pump in place on domestic hot water system.	\$7,500.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm tie into city services, no visible or reported problems.	
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 - Steel tube atmospheric fired hot water boilers, Bryan - 1800 MBH, very reliable boiler with adequate redundancy.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls throughout. Time clock for air handling unit and exhaust fan start/stop. Classrooms have individual zone control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Comb. Air - Dedicated outside air duct within boiler room. Chimney - individual "B" vents off each piece of gas fired equipment.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Boilers are provided with necessary safety controls.	
4.4.6	Heating air filtration systems and filters.	4		Hot water heating system provided with 3/4" inline micron filter.	
4.4.7	Heating humidification systems and components.	N/A		none	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Steel pipe distribution system feeds hot water to wall mounted convective radiation. No leaks or problems, all components appear in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping insulated with rigid fiberglass insulation, canvas jacket is on all exposed piping.	
4.4.10	Heat exchangers.	N/A		none	
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 perimeter walls have wall mounted radiation cabinet, even temperature distribution throughout.	
4.4.13	Zone/unit heaters and controls.	4		Entrance vestibules provided with hot water cabinet unit heaters 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		School - indoor constant volume vent unit, approx. 30,000 CFM components - S/A & R/A fans, mixing section, wet cell, heating coil DX cooling coil, filter, zone reheat. Gymnasium - roof-top constant volume unit with S/A fan, filteres mixing section, works with exhaust fans, approx. 7000 CFM.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Unit is capable of approx 15% O/A = 4500 CFM, 500 occupant school results in 9 CFM/occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Overhead distribution, approximately 6-8 air changes per hour.	
4.5.4	Exhaust systems capacity and condition.	3		Roof mounted exhaust fans.	
4.5.5	Separation of out flow from air intakes.	4		Adequate	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		none	
Other					
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>				

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Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	Pneumatic controls for mixed air for damper, electric controls through time clock for start/stop, no energy management system in place.	
4.5.8	Air filtration systems and filters.	4	1" thick low efficiency filters.	
4.5.9	Humidification system and components.	3	Wet cell sprays over cooling coil, cooling coil scaled up as a result, coil should be acid washed and new wet cell media or proper steam humidifier installed.	\$40,000.00
4.5.10	Heat exchangers.	N/A	none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Distribution system is in good condition, no apparent problems, overhead duct distribution with standard 2' x 2' diffuser, good air distribution throughout.	
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		Direct expansion type cooling system on central air handling unit only. Approx. 80 to 100 tons of cooling DX coil in ventilation unit, condensing unit on roof.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Fed through central ventilation system	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Low voltage controls, adequate condition.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other		3		DX coil needs acid cleaning (SEE 4.5.9 FOR COSTING).	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Combination of low voltage and pneumatic controls throughout, good operating condition.	
	Overall Mech Systems Condition & Estim. Costs				\$47,500.00

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).	5		Underground service to school 1000 amp, 120/208 volt, 3 phase, 4 wire main Westinghouse switch and CDP. Adequate capacity and space.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Security lighting consists of exterior wall packs and appears adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		10 duplex receptacles mounted on wood rail. Surface conduit along rail. Weatherproof covers are missing.	\$2,000.00
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).	2	All	Single zone 120 volt system. No emergency power. Edwards components of pull stations, smoke detectors and heat detectors. Bells are 150 mm diameter. No strobe lights. Graphic annunciator at main entrance. Fire alarm dialer.	\$17,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting appears inadequate. No heads in exit vestibules. Battery packs are working	\$2,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit lighting is not tied into emergency system.	\$1,000.00
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.	N/A		Surge protection on data.	
5.3.2	Panels and wireways capacity and condition.	3	All	Branch circuit panels are full and no space for additional breakers.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator present.	
5.3.4	General wiring devices and methods.	3	All	Receptacles are deficient in number. Branch circuit wiring is run in conduit.	\$25,000.00
5.3.5	Motor controls.	4	All	Loose starters and motor control centre appears 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	Lighting appears satisfactory. Surface and recessed fluorescent fixtures and T-12 lamps. HID high bay fixtures in gym.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	\$20,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T-8 lamps and electronic ballasts.	\$187,000.00
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	Meridian system telephone. Handsets in all classrooms and offices.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen PA system Simplex master clock. Telephones in classrooms, speakers throughout school. No CCTV, no cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 cabling throughout.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Cabling is run in conduit. Pac poles in computer room. Multi-outlet assembly in computer room.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	2 x 48 port patch panel category 5 and 2 X 48 port patch panel category 5E in main office, space to expand.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space for dedicated circuits. (REFER TO SECTION 5.3.4 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		none	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent knight intrusion alarm. Keypad at entry. Motion sensor in library and main entry.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 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					\$269,000.00

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).	4	Adequate	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Built-up roof Leaks are occurring where portables connect to existing school. \$65/sq. m. unit cost used includes removal of existing roofing.	\$54,925.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal Cladding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Some ceiling tiles are water stained and need replacing	\$500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Adequate	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate. Tackboards, chalk and whiteboards.	
6.1.8	Heating system.	4	See 6.1.9	
6.1.9	Ventilation system.	4	Package heating/ventilation furnace in each classroom, complete with O/A filters and air conditioning, distribution through a wall mounted duct controlled by a heat/cool thermostat.	
6.1.10	Electrical, communication and data network systems.	4	Lighting, power and communication appear to be satisfactory. No network cabling.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Adequate. Fire alarm pull stations, bell and smoke detector (120 volt) required.	\$3,000.00
6.1.12	Barrier-free access.	2	2 Ramps required to exit from portable area. 2 electronic door openers required.	\$7,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$65,425.00

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			501.5	5	80	400	101.5	Surplus. Special Ed Exempt (2 x 15 = 30)
	E.C.S.	1	77.1						
	E.C.S.	1	67.8						
	Classroom	3	67.8						
	Classroom	1	69.6						
	Classroom	1	83.6						
7.2	Science Rooms/Labs			271.3	3	95	285	-13.7	Deficiency
		1	167.2						
		1	104.1						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			167.2	1	130	400	-232.8	Deficiency
	Ancillary	1	95.7						
	Music	1	71.5						
7.4	Gymnasium (incl. gym storage)			476.7	1	430	473	3.7	Surplus
	Gym	1	448.9		1	43			
	Storage		16.7						
	Storage		11.1						
7.5	Library/Resource Areas			219.7	1	220	220	-0.3	Deficient
	Library	1	206.2						
	Library Office		13.5						
7.6	Administration/Staff, Physical Education, Storage Areas			399.82			489	-89.18	Deficiency
	Administration		172.9			357			
	Phys. Ed.		22.2			70			
	Storage		204.72			62			
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								

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
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			859.98			838	21.98	Surplus
	Overall Space Adequacy Assessment	13		2896.20	15		3105	-208.8	Deficient. Junior High School used for elementary school. Portables not included in total area. See Part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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