

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Elbow Park Elementary School			School Code:	9119	
Location:	721 - 38th Avenue SW, Calgary			Facility Code:	1445	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	275	
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	1919	2	1705.6	Concrete columns and beams and flat slab concrete floors. Wood framing flat and double sloped roof system. Clay brick exterior cladding.	Existing steam boiler provides steam heat for perimeter radiation and central air handling system coils. Central fan room consists of mixing damper, filter, heating coil and swamp coolers complete with supply fan. Air is circulated to all classrooms.	
Additions/ Expansions	1971	1	357.4	Load bearing concrete block at gym. Glulam roof beams and joists and unfinished metal deck in gymnasium (flat roof). Clay brick exterior cladding.	Existing steam boiler provides steam heat for perimeter radiation and central air handling system coils. Central fan room consists of mixing damper, filter, heating coil and swamp coolers complete with supply fan. Air is circulated to all classrooms.	
Sub Total			2063			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1964 1964 1964	1 1 1	83.5 83.5 83.5	Wood frame walls and asphalt and gravel sloped roof. Vertical metal siding at upper half and wood horizontal siding at lower half of wall.		
Total			2313.5			
List of Reports/ Supplementary Information	Asbestos materials report was done In April of 1999.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is good for this facility. Good size flat grass play areas with BB diamonds and soccer fields. Good playgrounds on West side of school and on South East side. Both in good condition. Asphalt on West lot and gravel on East lot. East lot should be paved with asphalt. No access for handicapped. Add exterior ramps.	\$35,000.00
2	Building Exterior	Exterior window frames need repainting. Painted wood doors in painted wood frames, except north main entrance doors which are clear finish on stained oak doors. All doors and windows need refinishing. Downspouts need to be cleaned out and maintained. Exterior finish is clay brick in very good condition.	\$18,500.00
3	Building Interior	Floor finish is resilient sheet lino in classrooms and library, rubber treads/risers on stairs, wood strip hardwood in gym. Interior walls are painted plaster. Interior of building is not completely accessible requires 1 handicapped elevator and washroom upgrade.	\$100,000.00
4	Mechanical Systems	Generally steam heating system is satisfactory. Controls for terminal heating units and ventilation system require replacement. Ventilation using swamp coolers appears to be functioning satisfactorily. Majority of perimeter radiation controls do not appear to hold steam when valves are closed. Also damper operators, linkages for dampers require replacement.	\$58,500.00
5	Electrical Systems	Main service is 200 amps. The existing lighting system is in fair condition and should be reviewed. Light fixtures are of old vintage and are to be replaced within 3 years need to install network cabling. Add dedicated circuits to classrooms.	\$94,000.00
6	Portable Buildings	Recommend existing heat and vent furnace on east side be replaced with new furnaces complete with cooling system. Recommend third portable on south side be fitted with air conditioning system. Cost estimated at \$ 25,000.00. Power and lighting systems are adequate.	\$37,500.00
7	Space Adequacy:		
	7.1 Classrooms	3.46% surplus	
	7.2 Science Rooms/Labs	-100.00% deficient No science program.	
	7.3 Ancillary Areas	-30.74% deficient Limited ancillary programs.	
	7.4 Gymnasium	-12.33% deficient Gym is small.	
	7.5 Library/Resource Areas	14.64% surplus Library is housed in an oversized feature room.	
	7.6 Administration/Staff Areas	26.52% surplus	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	4.55% surplus	
	Overall School Conditions & Estim. Costs	-2.63% deficient over total area.	\$343,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size is good for size of facility.	
1.1.2	Outdoor athletic areas.	4	Good size flat grass play areas with BB diamonds and soccer fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Good playground on West side of school and on South East side. Both in good condition.	
1.1.4	Site landscaping.	4	Mostly grass with large fir trees on North side by main school entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around site perimeter in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	School set high on lot and site drains well.	
1.1.7	Evidence of sub-soil problems.	4	None noted.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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	There are 2 parking lots on North side of school West lot is paved and East lot is gravel. They are in good condition and work well . Both accessed from North roadway.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	West lot is asphalt East lot is gravel.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Drop off is on North side of school on 38th Ave. No problems noted.	
1.2.4	Fire vehicle access.	4	Good from several alternative access points.	
1.2.5	Signage.	4	Free standing school sign at sidewalk on lawn on North perimeter of lot and signage mounted on North face of building. Well marked and easily readable.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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	Adequate for size of school and staff.	
1.3.2	Layout and safety of parking lots.	4	Good no problems noted.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt on West lot and gravel on East lot. East lot should be paved with asphalt.	\$30,000.00
1.3.4	Layout and safety of sidewalks.	4	Works well and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Drainage is good no problems noted.	
1.3.6	Curb cuts and ramps for barrier free access.	2	No access for handicapped except at small entrance on East side of building. Add ramps to access doors.	\$5,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$35,000.00

School Facility Evaluation Project
Part II - Physical Condition

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	1919 - - - 1971	Cast in place concrete flat structural slab (main Floor) supported by cast in place concrete columns and concrete walls, and timber post/beams supporting wood framed partial main floor (classrooms and library). Basement floor slab on grade concrete, In good solid condition. Foundation of gym is piles and grade beams and slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1919 1971	Load bearing brick walls (plastered and unplastered) and Load bearing concrete block at gym.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1919 1971	Wood framing flat and double sloped roof system. Glulam roof beams and joists and unfinished metal deck in gymnasium (flat roof). In good condition.	
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	<u>Description/Condition/Age</u>	
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.		Asphalt and gravel in good condition and asphalt shingles on sloped roof sections (recently replaced) seems to be in good condition. Roofing report not provided by CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Wood ladder to roof, metal access ladders between roof levels, eavestroughs and downspipes onto roof levels (no splashpads) sloped roofs complete with eavestroughs and downspouts.	
2.2.3	Control of ice and snow falling from roof.	4		Adequate.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		Clay brick in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Brick parapets in good condition.	
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 any failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	3		Downspouts connect to steel pipe (from +- 8'-0 above grade) and drain under sidewalks at perimeter of building out to outflow +- 10'-0 away from building. These need to be cleaned out and maintained.	\$500.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Solid condition.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Painted wood doors in painted wood frames, except north main entrance doors which are clear finish on stained oak doors. All doors are solid but need refinishing.	\$3,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Closers , hold open and door restraint devices and hinges etc. All in very good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Wood single pane double hung units with hopper style inward opening single pane vent units above double hung units. Plus inside mounted and removable wood single pane storm windows mounted over double hung units only. Exterior needs repainting.	\$15,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches and operators in good working condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems evident.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$18,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Load bearing masonry partitions and some frame/drywall partitions.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete floors at central areas and corridors. Wood frame floors at classrooms and library blocks.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Resilient sheet lino in classrooms and library, rubber treads/risers on stairs, wood strip hardwood in gym.	
3.2.2	Wall materials and finishes.	4		Painted plaster.	
3.2.3	Ceiling materials and finishes.				

School Facility Evaluation Project
Part II - Physical Condition

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Clear finish on stained fir doors in stained wood frames, heavy duty brass finish hardware in very good condition.	
3.2.5	Millwork	4		Clear finish on stained fir trims and wainscoting, clear finish on non stained fir shelving. All in very good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		White boards in clear finish stained fir trim and chalkrails. Vinyl faced tackboards with similar trim. All in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Fixed mount basketball backstops (2) in good condition, wood climbing apparatus in good condition. Stage accordian fold vinyl closure in reasonable condition.	
3.2.8	Washroom materials and finishes.	4		VCT flooring. Painted brick walls and painted plaster ceilings.	
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 required.</i>		Bldg. Section	Description/Condition	
		4		Non combustible and combustible, non sprinklered.	
		4		Adequate.	
		4		Adequate.	
		4		Adequate.	
		2		Not accessible. Requires 1 handicapped elevator and 2 handicapped washrooms.	\$100,000.00
		4		CBE Asbestos Data Report, 1999.	
		4		None reported.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$100,000.00

School Facility Evaluation Project
Part II - Physical Condition

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		Surface drainage system.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	1919	Provide frostproof exterior hose bibs.	\$1,500.00
	4.1.3 Outside storage tanks.	N/A			
	Other				
	4.2 Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	3	1919 1972	Fire hydrant available. Provide siamese connection.	\$5,000.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe, hose and fire extinguisher provided.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguishers provided for various rooms	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate domestic water supply and pressure from city system.	
4.3.2	Water treatment system(s).	4		Water softener provided for steam boiler makeup water system.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed on stand pipe, domestic water services and boiler makeup water lines.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Generally appears satisfactory. Tank type water closet installed. Enamel on steel lavatories installed in vanity. Wall hung urinals with flush pipes.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water tank and heater installed. JOHN WOOD. 402 NA with 33 gallon storage and 32.0 MBH input. System complete with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Rain water leader to grade and surface drained to grassed area. Sanitary sewer is connected to city sewer.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	5		Steam boilers (2) BRYANT CL-150-5-15 G1 with 1,290.0 MBH gas input. System complete with condensate tank and pumps.	
4.4.2	Heating controls (including use of current energy management technology).	3	1919 1972	Pneumatic controls with SIMPLEX compressor and dryer. Replace all control valves, thermostats, F & T traps and air compressor.	\$30,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears satisfactory.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

School Facility Evaluation Project
Part II - Physical Condition

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		Heating distribution appears satisfactory. Steam radiation fins and enclosure installed in gym and classrooms complete with individual controls.	
	4.4.9 Heating piping, valve and/or duct insulation.	3	1919 1972	Heating piping, valves etc. appear to be satisfactory. Provide insulation on steam piping in central fan room.	\$2,000.00
	4.4.10 Heat exchangers.	N/A			
	4.4.11 Heating mixing boxes, dampers and linkages.	N/A			
	4.4.12 Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No known problems.	
	4.4.13 Zone/unit heaters and controls.	4		Steam convectors are provided in corridors and stairwells.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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	1919 1972	Gym air handler is operating satisfactorily. Central ventilation system consists of: swamp cooler, supply and return fans, mixing dampers, filters and steam heating coils. Replace steam valves, control dampers and linkage operators in central air room.	\$20,000.00
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears adequate.	
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	4		Appears to be satisfactory.	
	4.5.4 Exhaust systems capacity and condition.	4		Washroom and general exhaust system appears satisfactory.	
	4.5.5 Separation of out flow from air intakes.	4		Appears satisfactory.	
	4.5.6 Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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		Controls for 1972 system are satisfactory. Replace controls for ventilation system. Refer to 4.5.1	
	4.5.8 Air filtration systems and filters.	4		Flat filters are provided.	
	4.5.9 Humidification system and components.	4		Swamp coolers are provided. Replace system controls. Refer to 4.5.1	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Appears to be operating satisfactorily.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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		Generally replace all space stats, control valves, damper operators, linkages, etc. for radiators, convectors and ventilation system. Refer to 4.4.2 and 4.5.1	
	Overall Mech Systems Condition & Estim. Costs				\$58,500.00

School Facility Evaluation Project
Part II - Physical Condition

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 power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 200 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Minimal security lighting installed. Install security lighting as required.	\$8,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed. Provide new fence and plugs as required.	\$6,000.00
	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).	4		Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Existing system is in fair condition. System is well maintained. Battery pack need replacing.	\$4,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$10,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 30% of devices.	\$2,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent and incandescent systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 40fc ; Hallways - 15fc ; Gym - 40fc ; Offices - 70fc. Light fixtures are of old vintage and are to be replaced within 3 years	\$28,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are not confirmed on site but very probable with the age of the school. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$5,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	4		Some energy efficient systems are in place. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Motion sensors for washrooms and other non-critical areas are recommended. Costs are included in 5.4.1	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. No other systems are installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed for minimal Computers on site. Install network cabling for the remainder of computers located in every classroom c/w with provisions for future.	\$11,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Network server installed in separate room. Installation is neat and clearly labeled. Provide ventilation to room	\$3,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$11,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	3	All	Master timer in place. Master clock system installed for some clocks. Upgrade clock system to include all clocks	\$5,000.00
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				\$94,000.00

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	Timber support frame surrounded/enclosed by plywood skirting complete with adequate U/F ventilation screens.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Asphalt and gravel on shallow sloped roof. Roof edge G.I. Flashing over painted wood fascia and soffits. Eavestroughs and downspouts draining to grade. Needs splashpads.	\$500.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal siding at upper half and wood horizontal siding at lower half of wall.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in wood frames and wood window frames (painted) complete with sliding acrylic openers at each end of window bank.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Sheet lino floors (carpet in S.E. Soth portable and S.W. portable). Painted plywood walls, acoustic tile ceiling. All in good condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted millwork in east portables, clear finish on fir plywood in south west portable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Black chalkboard and vinylfaced tackboard in aluminum frames.	
6.1.8	Heating system.	3	Recommend existing heat and vent furnace on east side be replaced with new furnaces complete with cooling system. Recommend third portable on south side be fitted with air conditioning system.	\$25,000.00
6.1.9	Ventilation system.	4	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	3 portables installed on site. Power and lighting systems are adequate.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	No smoke/fire alarms. Fire alarm pull stations and bell.	\$7,000.00
6.1.12	Barrier-free access.	1	South west portables not accessible, East portables accessible.	\$5,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$37,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8		579.4	7	80	560.0	19.4	Based on 200 Capacity.
7.2	Science Rooms/Labs	0		0	1	95	95.0	-95.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		214.7	1 2	130 95	310.0	-95.3	
7.4	Gymnasium (incl. gym storage)	1		241.1	1	250 25	275.0	-33.9	
7.5	Library/Resource Areas	1		160.5	1	140	140.0	20.5	
7.6	Administration/Staff, Physical Education, Storage Areas			440.3			348.0	92.3	
7.7	CTS Areas								
	7.7.1 Business Education						0.0	0.0	
	7.7.2 Home Economics						0.0	0.0	
	7.7.3 Industrial Arts						0.0	0.0	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			677.5			648.0	29.5	
	Overall Space Adequacy Assessment	12		2313.5	13		2376.0	-62.5	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments