

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Elboya Elementary / Jr. High			School Code:	9627	
Location:	Calgary			Facility Code:	1611	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
	4804 6th Street SW , Calgary			Telephone:	(403) 214-1123	
Grades:	K-9			School Capacity:	740	
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	1953	1	2131.8	Concrete slab on grade, concrete structural flat slab over lower (basement) floor. Steel joists with cast in place concrete floor slabs. Load bearing concrete block and load bearing wood frame walls. Load bearing concrete block walls supporting steel joists.	New: Mechanical System: Steam boilers provided to supply steam to all terminal heating units. Unit ventilators are installed in each classroom to provide ventilation and heating.	
Additions/ Expansions	1956 1958	1 3	641.0 3226.6	Concrete slab on grade and structural slab over basement, load bearing concrete walls (1953), supporting wood joists (1953) and steel joists/cast in place concrete slab floors and roof (1958). Flat roof. Brick masonry, wood siding and stucco exterior cladding.	Unit ventilators are installed in each classroom to provide ventilation and heating.	Note: Area of 1958 two storey addition is incorrectly stated in standard assessment and utilization report. Correct areas are shown in Title Block of attached CBE mini plan.
Sub Total			5999.4			

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Upgrading/ Modernization (identify whether minor or major)	1981	1	268.12			Renovations to part of 1953 school.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			5999.4			
List of Reports/ Supplementary Information	No asbestos report on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site has large flat grassed areas for play fields with baseball and soccer fields with a playground area on east side of school in good condition. Gravel lot well drained by natural slope of site, suggest asphalt paving of surface. There are curb cuts and ramps required at entrances.	\$55,000.00
2	Building Exterior	Roof is asphalt and gravel complete with gravel stop roof edge. Appears to be in reasonable condition. Painted wood single glazed fixed units with painted wood. Window exterior needs repainting. -	\$17,500.00
3	Building Interior	Wood doors in wood frames at firewall between 1953 and 1958 addition is not acceptable. Install fire rated steel doors and frames. Interior is not handicapped accessible. Needs 1 elevator and 4 handicapped access washrooms	\$139,500.00
4	Mechanical Systems	The existing steam fire box boilers are outdated and inefficient and should be replaced with two hot water boilers. The existing unit vents are noisy for the most part, excessive maintenance required to change filters since F.A. inlets are at grade. Heat and vent system presently relies on manual control to energize vent units. It is recommended that existing steam heating system and classroom unit ventilators be replaced with new hot water heating system with separate system control ventilation.	\$839,500.00
5	Electrical Systems	Main service is 600 amps. Upgrade car plug system, security lighting, interior lighting system, and fire alarm system. Replace emergency light system, install surge suppression on mains and install network cabling and dedicated circuits to classrooms.	\$136,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-3.32%	
	7.2 Science Rooms/Labs	-43.61% deficient Not full science program provided.	
	7.3 Ancillary Areas	-8.61% deficient	
	7.4 Gymnasium	-54.69% deficient Old gymnasiums are both significantly undersized.	
	7.5 Library/Resource Areas	29.16% surplus Recent expansion of Library achieved by combining three classroom spaces to provide generous library space.	
	7.6 Administration/Staff Areas	37.38% surplus Storage area in basement converted to generous Physical Education Facility.	
	7.7 CTS Areas	-22.81% deficient All CTS programs occupy undersized rooms.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	18.14% surplus	
	Overall School Conditions & Estim. Costs	-5.68% deficient over total area.	\$1,188,000.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good large site.	
1.1.2	Outdoor athletic areas.	4	Very large flat grassed areas for play fields. Baseball and soccer fields are on site. All in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground area on east side of school is in good condition.	
1.1.4	Site landscaping.	4	Mostly grass with planting on West side of school and some planting on North and East side of school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around perimeter of majority of site.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good. No problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	Good. No problems noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	Good. No problems noted or reported.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	There are 2 access points to parking area on North side of building off of 47th Ave. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Buses drop off students on 6th Street, which works well.	
1.2.4	Fire vehicle access.	4	Good from alternate locations.	
1.2.5	Signage.	4	Signage is adequate but rather small scale letters somewhat difficult to see.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Adequate for size of staff and school.	
1.3.2	Layout and safety of parking lots.	4	Good no problems noted or reported.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lot well drained by natural slope of site. Suggest paving of surface.	\$20,000.00
1.3.4	Layout and safety of sidewalks.	4	Good layout tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good. No problems reported or noted.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Require curb cuts and ramps.	\$35,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$55,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1953 1958	Concrete slab on grade, concrete structural flat slab over lower (basement) floor. Steel joists with cast in place concrete floor slabs.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1953 1958	Load bearing concrete block and load bearing wood frame walls. Load bearing concrete block walls supporting steel joists.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1953 1958	Wood joists supported by wood frame walls. Steel trusses with cast in place concrete slab.	
Other					

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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.		Asphalt and gravel complete with gravel stop roof edge. Appears to be in reasonable condition. No roofing report is available but inspection is recommended to confirm visual observation.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Painted steel ladders and metal roof hatches in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		New aluminum framed with sealed glazing single slope skylite at location shown on mini plans, in very good condition. Plus some acrylic square domes on roof curbs.	
Other					

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Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2		Stained horizontal wood siding at lower third of wall in moderate condition, needs refinishing. Stucco at remainder of walls in good condition.	\$7,500.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal flashing on plywood fascia painted 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 problems evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Appear to be solid with no cracks.	
Other					

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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).	4	Painted wood doors in painted wood frames in good condition due to good maintenance.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Hinges, closers and kick plates and weatherstripping in reasonable 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	1953 Painted wood single glazed fixed units exterior panel. Single pane fixed units (removable) at inside room, plus 2 hopper type vent units/room with double glazing. - Window exterior needs repainting. - 1958 Painted wood single pane double glazed, with two hopper style double glazed units per classroom. In good condition.	\$10,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges in good condition, no screens, no security screens.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of problems.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$17,500.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Load bearing wood frame with drywall lining.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Wood framing and concrete slab in steel structure no sign of problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Sheet linoleum in classrooms, VAT in corridors. Hard wood strip flooring at gym in good condition. Terrazo flooring at building student entrances. All in very good condition.	
3.2.2	Wall materials and finishes.	4	1964 1958	Painted drywall , painted plywood and pegboard at gym in good condition. Painted concrete block.	
3.2.3	Ceiling materials and finishes.				

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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.	4	1964 1981	Painted wood in wood frames in good condition. Clear finish on fir plywood doors in painted wood frames.	
3.2.5	Millwork	4		Painted plywood generally. In good condition. Clear finish on birch plywood at library.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		White writing surfaces in aluminum frames screwed over original black chalkboards. Original painted chalkrails and surrounding wood framing (to chalkboards and tackboards). Remain in place and in use.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Fixed basketball backstop/hoops in good condition. But interferes with volleyball and badminton play. Floor inserts and standards in good condition., Climbing aparatus (wood) in good condition.	
3.2.8	Washroom materials and finishes.	4		Ceramic mosaic floor tile and base. Painted concrete block walls and or painted drywall with painted drywall ceiling. Painted metal water closet stalls (original) in Very good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p>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></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		Bldg. Section	Description/Condition	
		4		Combustible and non-combustible, non sprinklered.	
		3		Wood doors in wood frames at firewall between 1953 and 1958 addition is not acceptable. Install fire rated steel doors and frames.	\$4,500.00
		4		Adequate.	
		4		Adequate.	
		2		Not accessible. Needs 1 elevator and 4 handicapped access washrooms.	\$135,000.00
		4		CBE asbestos data base report, 1999.	
		4		No concerns expressed.	
	Overall Bldg Interior Condition & Estim Costs				\$139,500.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Surface drainage.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	Fire Suppression Systems			<u>Description/Condition</u>	
			<u>Bldg. Section</u>		
	4.2.1 Fire hydrants and siamese connections.	3	1953 1958	Provide siamese for stand pipe system. Hydrant available.	\$3,500.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe system provided complete with cabinet, hose and fire extinguishers.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers provided as required.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

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Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.3	Water Supply and Plumbing Systems			<u>Description/Condition</u>	
			Bldg. Section		
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Domestic water systems have adequate volume and pressure. System connected to city system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers provided for stand pipe and domestic water systems.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Generally appears satisfactory. Shower rooms consist of enamel on steel wall hung lavatories, flush valve water closets, stall urinals with flush tanks. Gang showers not used. New gang wash basins with metering supply.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1953 1958	Original hot water boiler with separate storage tank to be replaced with combined gas fired domestic hot water tank and heater.	\$6,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1953 1958	Sanitary sewer connected to city sewer system. Sanitary sewer pump in basement requires repair. Rain water leader from building connected to city storm sewer system.	\$3,000.00
Other					

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Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	Heating Systems			<u>Description/Condition</u>	
			Bldg. Section		
4.4.1	Heating capacity and reliability (including backup capacity).	3	1953 1958	One LIBERTY fire box steam boiler provided for entire building heating system. Boiler is of age and inefficient. Replace boiler with 2 hot water boilers and install new hot water building heating system. Includes allowance for architectural and electrical work.	\$317,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	1953 1959	Refer to 4.7.1	
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.	4		Water treatment provided at condensate tank.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears to be operating satisfactorily.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
	4.4 Heating Systems (cont'd)			<u>Description/Condition</u>	
			Bldg. Section		
	4.4.8 Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1953 1958	Steam distribution condensate lines installed in tunnel. Steam and condensate lines installed to classroom unit ventilator, convectors and radiation enclosure. Replace with new hot water heating system. Refer to 4.4.1	
	4.4.9 Heating piping, valve and/or duct insulation.	4	1953 1958	Provide insulation for condensate line and branch steam lines in tunnel. Refer to 4.4.1	
	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	1953 1958	Temperature in rooms erratic. Ventilation system has manual controls. Refer to 4.4.1	
	4.4.13 Zone/unit heaters and controls.	4	1953 1958	Convectors provided at entrances with self contained thermostatic control valves or no value. Refer to 4.4.8. Refer to 4.7.1	
	Other				

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Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	Ventilation Systems			<u>Description/Condition</u>	
			Bldg. Section		
4.5.1	Air handling units capacity and condition.	3	1953 1958	Generally classroom steam unit ventilators are supplied to provide heat and ventilation. These units are; noisy, air intake at grade in some cases, have poor controls system, and require high maintenance. Replace existing units with central heat and vent air handling units and ductwork. Includes allowance for architectural and electrical work.	\$350,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outdoor air supply is available if unit vents are manually turned on. Volume of outdoor air supply is determined by mixed air temperature. Refer to 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Units provide localized air distribution system. Replace system. Refer to 4.5.1	
4.5.4	Exhaust systems capacity and condition.	4		Central exhaust system is provided for 70% of the classrooms. Other classrooms have direct relief to outdoors. Replace system. Refer to 4.5.1	
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).	4		Industrial Arts shop has exhaust system for woodworking, welding, paint spray hood and other miscellaneous system. These systems are not longer used.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	Ventilation Systems (cont'd)			<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>		Bldg. Section		
4.5.7	Ventilation controls (including use of current energy management technology).	4		Minimal control system provided. Existing ventilation equipment. Refer to 4.7.1.	
4.5.8	Air filtration systems and filters.	4		Flat 25 mm filters provided at unit ventilators.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Refer to 4.5.1.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
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).	3	1953 1958	Provide packaged air conditioning system for all computer rooms. Includes allowance for architectural and electrical work.	\$34,000.00
Other					
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1953 1958	HONEYWELL pneumatic control compressor and dryer existing. Also a number of self contained thermostats provide at steam radiators and convectors. Replace entire system with new pneumatic controls and DDC energy management system for new heat and vent system. Includes allowance for architectural and electrical work.	\$126,000.00
	Overall Mech Systems Condition & Estim. Costs				\$839,500.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.1 Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 600 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	All	Exterior site lighting is inadequate. Minimal security lighting installed. Install additional lighting.	\$4,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	2	All	Existing system is adequate for intended use. System is controlled by time clock / temperature controller. Replace wood fence and reinstall receptacles.	\$7,000.00
	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	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Install visual devices are per code.	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing system is in fair condition. Heads and battery packs will need to be replaced in 3 years.	\$10,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$11,000.00
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		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 50% of devices	\$6,000.00
5.3.5	Motor controls.	3	All	Motor controls are in fair condition. Most are adequate for the intended job. Upgrade of 50% of controls is required.	\$9,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction and need to be replaced. Lighting levels are as follows: Classroom - 40fc ; Hallways - 35fc ; Gym - 20fc ; Offices - 45fc. Light fixtures are to be replaced within 3 years	\$47,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$9,000.00
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	\$0.00
Other					

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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 all Computers on site. Outlets are typically installed in every classroom (except for elementary) with provisions for future. Provide network cabling to elementary school.	\$10,000.00
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 closet in separate room. Installation is neat and clearly labeled. Upgrade system to accomodate 5.5.3	\$3,000.00
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	\$13,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		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).	4		Master timer in place. No Master clock system installed	
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				\$136,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

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	19		1546.82	20	80	1600.0	-53.2	Assume 350 Elementary and 400 Jr. High.
7.2	Science Rooms/Labs	2		188.9	1 2	95 120	335.0	-146.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		283.3	1 2	130 90	310.0	-26.7	Not including computer room.
7.4	Gymnasium (incl. gym storage)	2		511.1	1 1	473 655	1128.0	-616.9	
7.5	Library/Resource Areas	1		245.4	1	190	190.0	55.4	
7.6	Administration/Staff, Physical Education, Storage Areas			717.1			522.0	195.1	
7.7	CTS Areas								
	7.7.1 Business Education	1		69.8	1	115	115.0	-45.2	
	7.7.2 Home Economics	1		106.8	1	125	125.0	-18.2	
	7.7.3 Industrial Arts	1		196.5	1	230	230.0	-33.5	
	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)			2133.68			1806.0	327.7	
	Overall Space Adequacy Assessment	30		5999.4	32		6361.0	-361.6	

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

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

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments