

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Ernest Manning High School			School Code:	9826	
Location:	3600 16th Ave. S.W., Calgary			Facility Code:	1626	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	10-12			School Capacity:	1770	
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	1964	2	17120.4	Precast concrete columns, beams and double tees and LIN tee joists with concrete block masonry infill partitions. Flat roof and brick masonry exterior cladding.	Central hot water heating plant installed. Multiple fan rooms provided to supply ventilation to rooms. Reheat coils installed in ductwork provide required heating. Unit heaters provided at vestibules and Industrial Arts Shops. Perimeter hot water radiation provided to supplement building heating.	
Additions/ Expansions	1967	2	1844.8	Precast concrete columns, beams and double tees and LIN tee joists with concrete block masonry infill partitions. Flat roof and brick masonry exterior cladding.	Central hot water heating plant installed. Multiple fan rooms provided to supply ventilation to rooms. Reheat coils installed in ductwork provide required heating. Unit heaters provided at vestibules and Industrial Arts Shops. Perimeter hot water radiation provided to supplement building heating.	
Sub Total			18965.2			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			18965.2			
List of Reports/ Supplementary Information	CBE Facility Asbestos Database report Feb, 1999					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Athletic areas are minimal with only 1 field used by adjacent school and community as well as High School. The play areas are rock hard and need aerating or similar process to rejuvenate the grass. Area is tight but no obvious fixes are evident. See 1.1.4 North parking area and loading area are badly deteriorated requires resloping and resurfacing to drains.	\$178,500.00
2	Building Exterior	Considerable ongoing roof leakage reported at Library area. No insulation exists on roof except 3 inches of zonalite concrete topping. Suggest possible replacement of roofing system. Further investigation of the entire roof is required. Some window latches require repair.	\$2,500.00
3	Building Interior	An additional elevator is required to serve west wing (3 levels) plus renovation to 4 washrooms to provide handicapped use. Gym storage accordion vinyl wall in poor condition and needs replacement. Science lab millwork countertops are colored cement asbestos board and painted hardboard (badly deteriorated). Replace with new lab counters.	\$422,000.00
4	Mechanical Systems	Generally upgrade boiler room equipment valves, etc. and control system for heating and ventilation system. Additional upgrade is recommended on west wing and south corridor to improve heating. Standby boiler is unreliable and valves are not holding water when closed. Improve heating for areas with inadequate heat and provide cooling for computer room. Existing controls are becoming unreliable and should be upgraded with use of DDC and energy management system to monitor the many air handling units.	\$772,500.00
5	Electrical Systems	Main service is 100 amp 13.2KVA, Operating voltage is 270/480VAC.. Install new exterior security lighting, vehicle plug in system, breaker panels throughout the school. Replace phone system, add dedicated circuits to classrooms.	\$431,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	4.54% surplus	
	7.2 Science Rooms/Labs	-61.63% deficient Only 3 out of allowable 9 science rooms are providing the science program at this school.	
	7.3 Ancillary Areas	87.21% surplus Art, music, and drama are a larger program component of the overall teaching segment of this school.	
	7.4 Gymnasium	-45.07% deficient Gym size is significantly less than allowed but adequate.	
	7.5 Library/Resource Areas	-2.92% deficient	
	7.6 Administration/Staff Areas	95.51% surplus Physical education component is a large program.	
	7.7 CTS Areas	-6.75% surplus	
	7.8 Other Non-Instructional Areas (incl. gross-up)	38.04% surplus	
	Overall School Conditions & Estim. Costs	15.16% surplus over total area.	\$1,807,000.00

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 is of minimal size for this facility see 1.1.2.	
1.1.2	Outdoor athletic areas.	F.I.	Athletic areas are minimal with only 1 field used by adjacent school and community as well as High School. The play areas are rock hard and need aerating or similar process to rejuvenate the grass. Area is tight but no obvious fixes are evident. See 1.1.4	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	High school, no playground equipment.	
1.1.4	Site landscaping.	3	Mostly grass with sufficient planting on West perimeter. Grass area on east side for playing fields needs aerating as a minimum since ground is very hard.	\$8,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Some perimeter chainlink fencing, in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Adequate. Except for problem with rear lot (North area) see 1.2.2.	
1.1.7	Evidence of sub-soil problems.	4	None noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted or reported.	
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	Paved parking lot on S. West corner accessed from west side off of 35 st. Parking and rear loading area accessed from south west corner of site. Seems adequate although rear area access is tight.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved lots and roads asphalt finish.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Few buses but drop off is by main entrance when required.	
1.2.4	Fire vehicle access.	4	Good from several alternative areas.	
1.2.5	Signage.	4	Good. Located on South face of building towards 17th Ave.	
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 but minimal for size of school and staff.	
1.3.2	Layout and safety of parking lots.	4	Works well except for minor problems at rear area, minimum clearance for traffic.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	North parking area and loading area are badly deteriorated requires resloping and resurfacing to drains.	\$120,000.00
1.3.4	Layout and safety of sidewalks.	4	No problems noted or reported.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No problems noted or reported.	
1.3.6	Curb cuts and ramps for barrier free access.	2	East side and North side of building requires ramps at building entrances and exit points.	\$50,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$178,500.00

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		Cast in place concrete slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Precast concrete columns, beams and double tees and LIN tee joists with concrete block masonry infill partitions.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Precast concrete double tees and LIN tee joists.	
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 with galvanized steel roof edge flashing and curbs. Considerable ongoing leakage reported at Library area. No insulation exists on roof except 3 inches of zonolite concrete topping and added rigid insulation on some recently re-roofed sections. Further detailed examination and investigation is required. No roofing report on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel access ladders to upper roofs.	
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		Plastic dome skylites at gym and stairwells, have leaked in past but in good condition currently.	
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		Brick masonry and precast concrete textured spandrel panels, plus precast concrete panels at gym walls.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Flashing to top of masonry wall and or precast concrete coping above textured precast concrete, spandrel beam over window.	
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		None reported or evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal drainage to city sewer.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None reported or evident.	
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).	4	Painted wood doors in pressed steel frames and painted wood doors in wood frames.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges, closers, swing control devices in 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).	4	Aluminum windows (fixed and openers). All in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Latches on openers generally in poor condition. Some openers are screwed shut.	\$2,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems evident or reported.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$2,500.00

School Facility Evaluation Project
Part II - Physical Condition

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		Concrete block and drywall, brick at classroom corridors. All in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete topping on precast concrete double tees. No problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VAT corridors and classrooms, painted concrete floors in shops. Wood gym floor in main gym. Resilient gym floor in small gyms (2). All in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and unpainted clay brick in corridors. All in good condition.	
3.2.3	Ceiling materials and finishes.	2		Acoustic panels in suspended teebar. Pegboard panels in suspended teebar. Generally tile is old and in poor condition (Many new replacements in large areas). Need some areas replaced and renewed.	\$150,000.00

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.	2		Wood doors in pressed steel frames. At doors in stairwells remove 1 1/2" pipe rail bumpers and install spring loaded door swing restraints and hold open devices.	\$5,000.00
3.2.5	Millwork	2		Clear finish fir plywood in good condition. Science lab millwork countertops are colored cement asbestos board and painted hardboard (badly deteriorated). Replace with new lab counters.	\$45,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Blackboard chalkboards and vinyl faced tackboards with aluminum frames and chalkrail. Student lockers are in reasonable condition but 50% should be replaced.	\$20,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2		Basketball/backstops hoops retractable in good condition. Gym divider wall is wood coil system in good condition. Gym storage accordin vinyl wall in poor condition and needs replacement.	\$50,000.00
3.2.8	Washroom materials and finishes.	4		Quarry tile floor/base, ceramic tile wainscoting, painted block upper walls, painted drywall ceilings. All in good condition.	
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, non sprinklered.	
		2		Wood corridor doors (non rated) at fire separations in pressed steel frames and wire glazing system needs to be 3/4 hr fire rated separations. Install rated steel doors and hardware.	\$12,000.00
		4		Adequate.	
		4		Adequate.	
		1		Accessible to 3 levels by elevator to east wing only. Need additional elevator to serve west wing (3 levels) plus renovation to 4 washrooms to provide handicapped use.	\$140,000.00
		4		CBE Facility Asbestos Database report Feb, 1999	
		F.I.		Air quality in corridors and rooms at lower floor level on north side is very poor. No air supply in corridors see mechanical for recommendations.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$422,000.00

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).	3	1963 1968	Catch basin provided. Problem with ice and water build up during winter in north parking lot. Refer also to 1.3.3.	\$10,000.00
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior frostproof hose bibs provided. Some lawn irrigation system provided.	
	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	1963 1968	Fire hydrant available. No siamese connection. Includes allowance for architectural work.	\$9,500.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe system provided complete with hose, cabinet, and fire extinguisher.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguisher installed in 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 water supply and pressure from city of Calgary water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1963 1968	Valves appear in satisfactory condition. Backflow preventer provided for irrigation system, stand pipe system and boiler makeup water etc. New backflow preventer is required for main domestic water service.	\$8,000.00
4.3.4	Piping and fittings.	4		Pipes and fittings appear satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures satisfactory. Consists of stall type urinals with tank flush, enamel on cast iron wall hung lavatories and water closets with flush valves.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1963 1968	Domestic hot water system is generally satisfactory and consists of RHEEM RF-76-200CH with 180.0 input and STATE SBT-80, 199.0 input complete with recirc pump. Kitchen lacks hot water. Install new hot water heater and tank for kitchen washer. Includes allowance for architectural work.	\$7,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		No known problem with sanitary sewer system which is connected to city system. Catch basins and rain water leader connected to city storm system. Generally satisfactory except as noted in item 4.4.1.	
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).	3	1963 1968	Two VOLCANO packaged fire tube boilers each with 15,000,000 B.T.U.H. input provide adequate heat for entire building. One boiler which is used as standby is unreliable. Replace boiler. Also replace heating pumps. Includes allowance for architectural and electrical work.	\$192,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Existing control panel requires servicing and is unreliable. Replace boiler room and fan rooms with DDC energy management system. 3 airhandlers in boiler room controlled from central office. refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1963 1968	Combustion air and chimney generally satisfactory except for need of control valve for heating coil on central air system.	\$3,000.00
4.4.4	Treatment of water used in heating systems.	4		Heating water filter and water treatment system is provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problems other than regular maintenance.	
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).	3	1963 1968	Replace existing expansion tank with new diaphragm type expansion tank. Existing tanks are not holding air. Existing heating pipes and duct work appear to be satisfactory. Replace recirculation pumps for preheat coils.	\$40,000.00
4.4.9	Heating piping, valve and/or duct insulation.	3	1963 1968	Replace valves in boiler room. Some of the isolating valves are not holding water.	\$90,000.00
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils and control valves provided for ductwork for each zone or room.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1963 1968	Upper floor west wing is cold during extreme cold temperatures. Provide hot water perimeter radiation complete with zone valve For west wing and main floor entrance and corridor, etc. Includes allowance for architectural work.	\$178,000.00
4.4.13	Zone/unit heaters and controls.	3	1963 1968	Fan coils installed at entrance and stairwells. Southwest stairwell cold. Install new fan coil unit complete with thermostat. Includes allowance for electrical work.	\$6,000.00
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.	4		Heat and vent air handling units are provided in a number of fan rooms. Generally consist of supply fan, mixing section, and return fans. Makeup air units consist of preheat coils, supply fan, filters, circ pump and control valves. Replace of repack control valves and adjust mixing dampers. Refer to 4.7.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Generally appears satisfactory.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air distribution generally appears to be adequate. Mixed air from respective air handlers is preheated to provide ventilation and heating to satisfy each room or zone.	
4.5.4	Exhaust systems capacity and condition.	4		Central air handling units appear to be operating satisfactorily.	
4.5.5	Separation of out flow from air intakes.	3	1963 1968	Modify forced air intake plenum in fan rooms to increase useful area of fresh air intake louvre.	\$12,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1963	Generally wood working shop, mechanic shops appear satisfactory. Provide general exhaust system for working shop. Includes allowance for architectural and electrical work.	\$10,000.00
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		Refer to 4.7.1	
	4.5.8 Air filtration systems and filters.	4		50 mm thick flat filters provided for all air handling units.	
	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		Generally appears satisfactory.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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).	3	1963	Provide split air conditioning system for computer rooms on west side of building for 3 rooms.	\$22,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Provide evaporator in classrooms and air cooled condenser in roof. Refer to 4.6.1	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Replace existing stat with new stat to control both heating and cooling. Refer to 4.6.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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	1963 1968	Existing pneumatic controls to be serviced and install new DDC system with energy management system for boiler room and fan rooms. Includes allowance for architectural work.	\$185,000.00
	Overall Mech Systems Condition & Estim. Costs				\$772,500.00

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. 13.2 KVA, 3 phase feed to main switch in electrical room. Main service is 100 amps. Operating voltage is 270/480 VAC.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	All	Exterior site lighting is inadequate. Minimal security lighting installed. Upgrade security lighting.	\$18,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system has approximately 70 stalls, and is deteriorating. System is not controlled by time clock or temperature controller. Controller is to be installed. Provide new conduit and receptacles or proper pedestal.	\$16,500.00
	Other				
	5.2 Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Provide visual devices on all bells.	\$10,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Existing system is in poor condition. Replace exits with new LED system	\$15,000.00
	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.	\$16,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Circuits are overloaded and continually trip. Install new panel boards throughout the school.	\$55,000.00
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 fair 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, but reaching end of life. Replace controls and starters showing age.	\$10,000.00
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 lighting systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 60fc ; Hallways - 35fc ; Gym - 40fc ; Offices - 40fc. Certain areas of the school need upgrading. Replace Light fixtures in Autobody and gym	\$55,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Possible PCB ballasts on site due to age of school. Recommend identifying and replacing these fixtures.	\$9,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	\$4,000.00
Other	Autobody Paint Room	1	All	Major upgrade required. Many code violations for Autobody Paint Room (explosion-proof) areas.	\$10,000.00

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).	3	All	Existing system is outdate. Replace telephone system throughout the school	\$130,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Existing system is outdate. Replace public address system throughout the school. Interconnect with phone system in 5.5.1 above.	\$20,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
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. Provide ventilation in closet	\$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	\$38,000.00
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).	3	All	Security issues are ongoing. Recommend installing exterior surveillance system.	\$13,000.00
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).	4		4 person elevator. Keyed operation. System is well maintained.	
5.7.2	Condition of elevators/lifts.	4		Existing system is in good condition and suitable for intended purpose	
5.7.3	Lighting and ventilation of elevators/lifts.	3		Lighting is minimal. No Ventilation. Upgrade as required.	\$2,500.00
Other					
	Overall Elect. Systems Condition & Estim Costs				\$431,500.00

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).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.			
	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	47		3930.7	47	80	3760.0	170.7	
7.2	Science Rooms/Labs	3		414.4	9	120	1080.0	-665.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		1834.65	2 8	130 90	980.0	854.7	Not including computer rooms.
7.4	Gymnasium (incl. gym storage)	1		1167.2	1 1	2025 100	2125.0	-957.8	
7.5	Library/Resource Areas	1		742.65	1		765.0	-22.4	
7.6	Administration/Staff, Physical Education, Storage Areas			3136			1604.0	1532.0	
7.7	CTS Areas								
	7.7.1 Business Education	5		382.1	6	115	690.0	-307.9	Including computer rooms.
	7.7.2 Home Economics	2		233.8	2		256.0	-22.2	
	7.7.3 Industrial Arts	6		1788.3	6		1344.0	444.3	
	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)			5335.4			3865.0	1470.4	
	Overall Space Adequacy Assessment	69		18965.2	83		16469.0	2496.2	

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