

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School Name:	Falconridge Elementary School	School Code:	9375			
Location:	1331 Falconridge Drive N.E., Calgary	Facility Code:	1578			
Region:	Calgary	Superintendent:	Dr Donna Michaels			
Jurisdiction:	School District No. 19	Contact Person:	Leanne Soligo			
		Telephone:	(403) 214-1123			
Grades:	K-6	School Capacity:	700			
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1980	1	3042.94	Masonry Cavity walls and concrete block partitions supporting open web steel joists, and metal deck, flat roof, and clay brick/metal siding exterior cladding.	Hot water heating system complete with perimeter radiation, reheat coils and preheat coils provide the required heating. Central roof top airhandling unit provides ventilation and cooling for classrooms. Separate roof top airhandling unit is installed to provide gym ventilation.	
Additions/ Expansions	N/A					
Sub Total			3042.94			

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981 1983	1 1	780.36 390			Note: Standard Assessment and Utilization Report listed additional portables on site which were 1965 (167.0 M2), 1966 (83.5 M2) and 1970 (83.5 M2) for a total area of 417.5 M2. These have been removed.
Total			4213.3			
List of Reports/ Supplementary Information	No asbestos survey on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good size lot quite level with good playing fields. Good flat areas for softball and football etc. The parking lot on East side is asphalt, some minor paving breakup but well sloped to catch basin.	\$0.00
2	Building Exterior	Clay brick and horizontal metal siding exterior cladding, prepainted aluminum windows, painted steel door frames and wood doors. All in good condition. Need sun control on high lite windows over library.	\$4,000.00
3	Building Interior	Flooring is VCT generally throughout corridors and glue down carpet at classrooms. Quarry tile at building entrances. Wood strip flooring at gymnasium. Add handicap ramp at west entrance. Replace broken wall tile in washrooms as required. The walls are painted concrete block.	\$12,000.00
4	Mechanical Systems	Eng 'A' central air handling unit complete with supply fan, return fan, filters, mixing section, heating coils, humidification, DX cooling coil. Air handlers are installed on roof. Return fan, heating coil and humidifier are indoors. Gym heat and vent unit is Eng 'A' on roof. Unit is complete with mixing section filter and supply fan. Heating coils are indoors. Replace hot water tank and water softener.	\$7,200.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1000 amps. Fire alarm system is in need of upgrading. The existing lighting system in good condition. Install visual devices as required for alarm system.	\$37,500.00
6	Portable Buildings	Portables are in good condition. Hallway lights need to be upgraded	\$3,000.00
7	Space Adequacy:		
	7.1 Classrooms	152.79% surplus: Majority of teaching space used for classrooms.	
	7.2 Science Rooms/Labs	29.11% surplus Only one teaching space used for science rather than 2 which is allowed under the equivalent new facility.	
	7.3 Ancillary Areas	-14.13% deficient	
	7.4 Gymnasium	27.06% surplus Gym is generous and adequate for school programming.	
	7.5 Library/Resource Areas	57.00% surplus Library is generous and adequate for the focus on learning. Some space is also used for computer teaching.	
	7.6 Administration/Staff Areas	21.75% surplus Adequate space allowed.	
	7.7 CTS Areas and Portable Classrooms	no cts areas, but 12 portables are in use compared to 6 allowed under equivalent new facility.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	67.80% surplus	
	Overall School Conditions & Estim. Costs	44.79% surplus on total area.	\$63,700.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Good size lot quite level with good playing fields.	
1.1.2	Outdoor athletic areas.	4	Good size lot quite level and good playing fields. Good flat areas for softball and football etc.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Good equipment at East and West end of school.	
1.1.4	Site landscaping.	4	Mostly grass throughout with some perimeter planting. Good condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Some chain link fence on small section of north side. None on any other perimeters.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good with some ponding in east side parking lot only, site is generally well drained.	
1.1.7	Evidence of sub-soil problems.	4	None evident seems stable.	
1.1.8	Safety and security concerns due to site conditions.	4	Adequate all appears in order.	
Other				

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	Parking lot accessible from N.E. corner entrance off of Falconridge Drive. Sidewalks connected to city system.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking lot on East side is asphalt, some minor asphalt breakup but well sloped to catch basin. Good.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Bus drop off on North side of school on Falconridge Drive. Seems to work well, but road is probably quite busy at times.	
1.2.4	Fire vehicle access.	4	Good.	
1.2.5	Signage.	4	School identification sign over North entrance quite visible and of good scale. Small parking sign at entrance to lot. Good Condition.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Adequate but minimal with little visitor parking.	
1.3.2	Layout and safety of parking lots.	4	Layout is safe and manageable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Well drained to catch basin set in asphalt tied to sewer.	
1.3.4	Layout and safety of sidewalks.	4	Layout is good and tied to city sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Adequate no problems noted or mentioned.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate from North and East entrances.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$0.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Cast in place concrete slab on grade. Good condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		Load bearing concrete block. Solid no cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		Open web steel joists and steel deck. No sign of distress.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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.	1980 1981	Flat roof likely asphalt and gravel but unobserved. No reports of leaking. No roofing report is available on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Ladder roof hatch, etc., from mech room 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).	3		Highlite (vertical aluminum windows) around octagonal raised roof in library. Need sun control on 4 window units east and south windows.	\$4,000.00
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5		Clay brick facing at concrete block backup. Very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		Horizontal prepainted metal siding above door height. Very 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 problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal drainage from flat roof drains . No problems reported.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No cracking evident or reported.	
Other					

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 steel doors in pressed steel frames. Very good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices and closers and chain retainers in very good condition. Meets code.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Fixed aluminum with sealed unit double glazing. Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	N/A		
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No sign of condensation etc.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$4,000.00

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		Concrete block solid and no sign of cracking or crushing.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slabs on grade. No signs of cracking.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT generally throughout corridors, glue down carpet at classrooms. Quarry tile at building entrances. Wood strip flooring at gymnasium. All in very good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block. Very good condition	
3.2.3	Ceiling materials and finishes.	4		2x4 ft acoustic panel in suspended tee bar system. Very good 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		Painted steel doors in pressed steel frames. Very good condition, hardware also in good condition./	
3.2.5	Millwork	4		Clear finish birch plywood with plastic laminate counters. Good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards and vinyl covered tackboards in aluminum frames in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball backstops hoops retractable in very good condition. Climbing apparatus in very good condition. Gymnastic equipment in good condition. Vinyl folding gym divider is also in very good condition. Volleyball net frame post/anchor in good condition.	
3.2.8	Washroom materials and finishes.	3	1980	Quarry tile floor and ceramic mosaic around urinals. Painted concrete block walls . Layin acoustic panel tee bar ceilings except at showers which are painted plaster. Shower room is ceramic tile full height of wall and ceramic mosaic floor. (note: at Rm 134 wall tile is severely cracked at North wall/full height should be replaced.)	\$500.00
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	
	3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non combustible non sprinklered except at gym stage.	
	3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Adequate.	
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	4		Non combustible	
	3.3.4 Exiting distances and access to exits.	4		Adequate.	
	3.3.5 Barrier-free access.	2	1980	Adequate at North and East entrances only need to ramp walkway at West entrance. Upgrade two washrooms to provide accessibility.	\$11,500.00
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A		None.	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$12,000.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		No known problems.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided. Provision installed for future lawn irrigation system.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrant available. Siamese not required.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinkler provided only for stage area from domestic water system.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand water fire extinguishers provided throughout. CO2 and powder type extinguisher provided in storage, mechanical room, etc.	
	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		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. Water service is connected to City services.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Water system equipped with backflow preventer for general domestic cold water supply, irrigation service, boiler feed, sprinkler service, etc.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures in good condition. Stall type urinal water supply is controlled from energy management service. Water closets have flush valves. Lavatories are wall hung enamel on cast iron.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1980	System lacks hot water on occasion. Install new hot water tank and heater and twin for existing system.	\$2,500.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and roof drains are connected directly to respective City sanitary and storm sewer system.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Hot water heating system is complete with 2 boilers BRYAN CL1500, 2 base mounted circulation heating pumps and expansion tank. Boiler capacity each 1,350.0 MBH input.	
4.4.2	Heating controls (including use of current energy management technology).	4		JOHNSON pneumatic controls with HONEYWELL energy management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears satisfactory. Using building return air for combustion air system.	
4.4.4	Treatment of water used in heating systems.	4		Has water treatment for heating system.	
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)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Perimeter radiation provided for exterior zones. Projection heaters are installed at entrances. Systems are operating satisfactorily.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Satisfactory condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils provided for interior zones.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No negative response.	
4.4.13	Zone/unit heaters and controls.	4		Projection heaters controlled from electric thermostat. Units are noisy when operating.	
Other					

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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		Eng 'A' central air handling unit complete with supply fan, return fan, filters, mixing section, heating coils, humidification, DX cooling coil. Air handlers are installed on roof. Return fan, heating coil and humidifier are indoors. Gym heat and vent unit is Eng 'A' on roof. Unit is complete with mixing section filter and supply fan. Heating coils are indoors.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Satisfactory.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Central HVAC unit handles 18,000 CFM. Gym unit handles 8,500 CFM.	
4.5.4	Exhaust systems capacity and condition.	4		Return air fan relieves building air on free cooling mode. Washrooms have central roof exhaust fans. Other miscellaneous roof fans are installed.	
4.5.5	Separation of out flow from air intakes.	4		Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Energy management system provided for air handling units. HONEYWELL.	
	4.5.8 Air filtration systems and filters.	4		Flat filters are provided in both central roof top air handling unit and gym roof top unit.	
	4.5.9 Humidification system and components.	3	1980	Spray type humidification is provided for central unit. Spray nozzle is plugging up. Consider installation of new water softener for supply water.	\$3,500.00
	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				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		CARRIER air cooled condensing unit is installed on roof. Model 38AE-044400, 45 ton cooling capacity complete with DX coil in central air handling unit.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.1.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Cooling unit is energized from sensor in return air duct.	
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.	3		JOHNSON pneumatic control system provided. HONEYWELL energy management system provided is satisfactory. Provide automatic drain for air compressor tank.	\$1,200.00
	Overall Mech Systems Condition & Estim. Costs				\$7,200.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	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 1000 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. 5% require new receptacles and WP covers	\$500.00
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Fire alarm system is Edwards 6500. Install visual devices as required.	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is an Emergi-Lite Tenelux central battery system	
	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.	2	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition.	
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. 5% need to be repaired	\$1,000.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job. System is well maintained.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Interior lighting system consists of various fluorescent systems. Offices and Classrooms are 2'x4' recessed and 1'x4' recessed. Gym consists of Metal Halide high bay. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 80fc ; Hallways - 25fc ; Gym - 55fc ; Offices - 65fc ; Library - 90fc. Light fixtures are in good condition	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	No energy efficient systems are in place. 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).	\$5,000.00
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 existing. System is adequate for intended use. No other systems are installed.	
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).	4		Network server installed in separate room. Installation is neat and clearly labeled.	
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					



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		System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master clock controller for clocks in library and gym is in good condition. Master timer for class changes is also in good condition.	
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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$37,500.00

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).	4	Wood blocking support with plywood skirting. No sign of problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	No visible signs of deterioration or leaking.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical steel siding and horizontal fascia band.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum frame with single glazed (wire reinforced).	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet in classrooms, carpet and resilient sheet goods in corridor (VCT flooring in 1983 portables). Vinyl covered drywall walls throughout. Good condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish plywood. Very good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and vinyl covered tackboards in aluminum frames. Very good condition.	
6.1.8	Heating system.	4	Forced air heating in good condition.	
6.1.9	Ventilation system.	4	Good condition.	
6.1.10	Electrical, communication and data network systems.	3	Portables are in good condition. Hallway lights need to be upgraded	\$3,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Heat detectors adjacent to individual furnace units in rooms.	
6.1.12	Barrier-free access.	F.I.	No barrier free access from exterior exit doors. But ramp access is available from school side.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$3,000.00</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9	varies	606.7	3	80	240.0	366.7	Based on core school capacity of 200.
7.2	Science Rooms/Labs	1		134.7	2	95	190.0	-55.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		266.2	1 2	130 90	310.0	-43.8	
7.4	Gymnasium (incl. gym storage)	1		601	1	430 43	473.0	128.0	
7.5	Library/Resource Areas	1		235.5	1	150	150.0	85.5	
7.6	Administration/Staff, Physical Education, Storage Areas			439.5			361.0	78.5	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other Programs . Portable Classrooms	12	varies	946.4	6	100	600.0	346.4	
7.8				983.3			586.0	397.3	
	<b>Overall Space Adequacy Assessment</b>	27		4213.3	16		2910.0	1303.3	

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	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments