

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	School Name:	F.E. Osborne Jr. High School			School Code:	9651
	Location:	5315 Varsity Dr. N.W., Calgary			Facility Code:	1631
	Region:	Calgary			Superintendent:	Dr Donna Michaels
	Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo
					Telephone:	(403) 214-1123
	Grades:	7 - 9			School Capacity:	755
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	1967	2	6850.4	Concrete frame and cast in place concrete slab, steel columns and beams, masonry walls and metal sloped roof. And clay brick/stucco exterior cladding.	Steam boilers supply steam to coils in air handlers and heat exchangers. Hot water from heat exchanger is circulated to heating terminal units. Air handling units located in fan rooms provide ventilation for classrooms and gym.	
Additions/ Expansions						
Sub Total			6850.4			

Upgrading/ Modernization (identify whether minor or major)	N/A			No Modernization.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1984	1	160.6	Frame construction with SBS flat roof , and metal siding.	Forced air furnace with exterior wall metal duct and diffusers under windows.	
Total			7011			
List of Reports/ Supplementary Information	No asbestos reports available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Overall site size is good with adequate parking. Repair asphalt paving and upgrade surface generally otherwise site landscaping in good condition.	\$40,000.00
2	Building Exterior	Clay brick, stucco columns and fascia panels, with painted spandrel panels at aluminum frame windows.	\$5,000.00
3	Building Interior	Painted concrete block and gypsum board walls, acoustic panel ceiling in most areas, VCT and carpet flooring. Replace corridor acoustic ceiling panels (retain tee bar). No accessibility between 3 levels requires one elevator and significant intrusion into the existing planning layout.	\$185,000.00
4	Mechanical Systems	Steam piping to steam coils and heat exchangers needs new boiler and associated equipment.. Hot water heating piping, perimeter radiation, fan coil units and reheat coils are satisfactory. Replace expansion tank and pressure regulator, require energy management system. Replace dust collector system, provide exhaust fans for food prep area.	\$345,000.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps but needs surge protection. The overall electrical system is in good condition, with new life safety systems installed in 1998. The existing lighting system in fair condition and should be replaced including PCB ballasts. Exterior site lighting is inadequate. Add dedicated circuits to classrooms for computers.	\$125,000.00
6	Portable Buildings	Frame walls floor and flat roof, with vinyl covered gypsum board wall covering, carpet and vct flooring, and acoustic tee bar ceiling. Need new wood ramp for handicap access.	\$8,000.00
7	Space Adequacy:		
	7.1 Classrooms	1.22% surplus	
	7.2 Science Rooms/Labs	-29.08% deficient 3 out of 4 science rooms (allowable) used in this school.	
	7.3 Ancillary Areas	40.58% surplus Ancillary program spaces larger than allowed by School Building Area Guidelines.	
	7.4 Gymnasium	-47.36% deficient Gym is small for school capacity. Physical Education Programs suffering because of lack of space.	
	7.5 Library/Resource Areas	23.48% surplus Library space is generous and recently expanded to utilize two adjacent classrooms & original space.	
	7.6 Administration/Staff Areas	-14.69% deficient Administration space is congested.	
	7.7 CTS Areas	-26.48% deficient	
	7.8 Other Non-Instructional Areas (incl. gross-up)	10.81% surplus	
	Overall School Conditions & Estim. Costs	-5.55% deficient over total area	\$708,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	very adequate	
1.1.2	Outdoor athletic areas.	5	very adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	very adequate	
1.1.4	Site landscaping.	5	very good, generally grass and a bit of gravel in strategic locations.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing at playground area, new chain link surrounding the new tennis courts.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Very good but a shallow area occurs between tennis courts and face of building on south side.	
1.1.7	Evidence of sub-soil problems.	4	not evident	
1.1.8	Safety and security concerns due to site conditions.	4	none evident or reported.	
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	Access from Varsity Drive to parking lot on east side of school. No problems exist except access / exit to Varsity Drive from parking lot is very congested.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Asphalt paving breaking up and buckling in many areas. Some remedial base work required and repaving in these areas is required.	\$40,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	On street along 53rd Street. Satisfactory.	
1.2.4	Fire vehicle access.	4	Satisfactory	
1.2.5	Signage.	4	Adequate.	
Other				

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 staff including visitors.	
1.3.2	Layout and safety of parking lots.	4	Good	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt	
1.3.4	Layout and safety of sidewalks.	4	Adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks, adequate drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate. See 3.3.5 for associated interior problems.	
Other				
	Overall Site Conditions & Estimated Costs			\$40,000.00

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).	5		2nd Floor open web steel joists, steel deck / concrete slab. Some minor cracking of floor slab.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		Cast in place concrete columns and beams and flat slab, plus steel columns and beams. Concrete block non load bearing infill panels.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		Steel deck on open web steel 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 roof. Some minor leakage reported. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Appears adequate.	
2.2.3	Control of ice and snow falling from roof.	4		No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None	
Other					

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).	5		Clay brick with stucco columns and roof fascia panels.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Stucco fascia and soffits (at windows)	
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		Brick/block cavity wall system but insulation likely zonolite in block. No evidence of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Metal downspouts onto concrete splash pads.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Painted concrete block. No signs of cracking or moisture infiltration.	
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 metal in pressed steel frames.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Reasonably good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Heavy gauge aluminum frame windows with openers and 2 pane single glazing with between glass venetian blinds. Weather stripping requires replacement.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Heavy lever latch and hinges. Requires some maintenance to tighten latch mechanisms and replace others.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$5,000.00

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).	5		Concrete block painted. Very good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab at main floor concrete slab on steel deck and open web steel joists at second floor.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VAT and carpet at main floor corridor & classrooms. Sheet linoleum at 2nd floor corridors and classrooms.	
3.2.2	Wall materials and finishes.	4		Concrete block painted.	
3.2.3	Ceiling materials and finishes.	3		Suspended Teebar and acoustic panel corridor/classrooms. Note: Corridor ceilings are abused, gym ceiling is perforated hardboard with insulation above. Tee Bar ceiling panels in poor condition throughout corridors. Need replacement.	\$10,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Painted wood doors in painted steel frames.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4		Painted wood cupboards and plastic laminate tops.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		A few white writing boards but majority are blackboards, tackboards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Student lockers painted (good condition) Gym equipment: need fold away side basketball hoops (4), need new curtain divider at Gym stage.	\$60,000.00
3.2.8	Washroom materials and finishes.	4		Painted concrete block, tile around urinals at wall and floors, toweled on floor finish, painted metal toilet partitions, planted mirrors in stainless steel frames, painted steel towel dispensers and waste disposal.	
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		Masonry walls and steel roof structure, non combustible, non sprinklered	
		4		Adequate.	
		5		Excellent.	
		4		Adequate.	
		2		Add elevator and upgrade 4 washrooms to accommodate handicapped.	\$115,000.00
		F.I.		None evident or reported.	
		F.I.		Some long term staff report air quality concerns resulting in throat irritation etc. But not extensive.	
	Overall Bldg Interior Condition & Estim Costs				\$185,000.00

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		Roof drainage and catch basin connected directly to City storm drain.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No lawn irrigation system. Exterior hose bibs are existing.	
	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.	4		Fire hydrants and siamese connection installed.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system complete with cabinet and fire extinguishers are existing.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Refer to 4.2.2	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

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		The water supply is connected to City system and has adequate volume and pressure.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventer is provided on heating system makeup water.	
4.3.4	Piping and fittings.	4		No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Appears to be in good condition. Water closets flush valve operated. Urinals supplied from flush tank.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2 gas fired boilers, separate storage tank and circulating pump provided. Domestic hot water recirc pump also provided.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewer system connected to City system.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1968	2 gas fired fire tube packaged steam boilers NAPANEE - 5,220.0 MBH. System is complete with one condensate tank and 2 condensate pumps, one for each boiler. Tubes have been replaced in past. Replace existing steam boiler with new hot water boilers plus other related items. Includes allowance for architectural and electrical work.	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	1968	HONEYWELL pneumatic controls for main air handling units. Controlled from HONEYWELL Energy Management System.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Fan for combustion air interlocked with boiler operation to supply combustion air only when boilers are fired. On occasion, flue gas from boilers has entered fresh air intake louver.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment provided for heating water.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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	1968	Steam piping to steam coils and heat exchangers complete with condensate return to condensate tank are satisfactory. Hot water heating piping, perimeter radiation, fan coil units and reheat coils are satisfactory. Replace expansion tank and pressure regulator on makeup water. Problem with pressure increase in tanks.	\$7,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping insulated.	
4.4.10	Heat exchangers.	4		Steam to hot water or to glycol solution and heat exchangers are provided in boiler room and fan room. Hot water from heat exchanger which is circulated to perimeter radiation and glycol solution is circulated to preheat coil in air handlers.	
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		Generally satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Hot water fan coil units are provided at vestibules. Steam fan coil unit is installed in boiler room. Electric thermostat is provided for hot water fan coil units.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		All air handling units complete with filter section, steam preheat coil, swamp coolers, supply fan, and mixing section.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears to be operating on minimum O.A. position.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Central supply unit - 35,000 CFM; Gym supply unit 9,000 CFM; Administration supply unit 5,000 CFM; S.W. supply unit 16,300 CFM; 2 shop supply units 3,900 CFM each. All generally satisfactory.	
4.5.4	Exhaust systems capacity and condition.	3		Return air fan provided for all air handling units, and also exhaust excess air from building - Satisfactory. Exhaust fan provided for storage area washrooms - Satisfactory. Provide additional exhaust fans for food preparation area and art rooms. Includes allowance for architectural and electrical work.	\$12,000.00
4.5.5	Separation of out flow from air intakes.	F.I.	1968	Fumes enter building through F.A. intake louver when vehicles idle nearby.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Exhaust provided for kiln, science labs, paint room, welding, etc. Appears to be operating satisfactorily.	
Other		3	1968	Dust collector for woodworking equipment does not appear to have adequate capacity to handle existing dust collection equipment. Replace. Includes allowance for architectural and electrical work.	\$34,500.00

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).	3	1968	Major air handling units are controlled by Energy Management System. The remaining air handlers and exhaust systems should be changed to operate from Energy Management System.	\$10,000.00
	4.5.8 Air filtration systems and filters.	4		50 mm thick throw away filters installed.	
	4.5.9 Humidification system and components.	4		Respective swamp coolers provide humidification for air handling units.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	1968	Connect 2nd floor corridor return air duct directly to return fan in fan room. Duct in question is located in stair well adjacent to mechanical room. Provide rated furr-in for duct in stairwell. Interlock operation of O.A. supply and exhaust fans to minimize over pressurization of shop area. Includes allowance for architectural work.	\$17,000.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		No mechanical cooling provided for air handlers.	
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).	2	1968	Overheating occurring in Computer Classroom #136. Provide split A/C mechanical cooling for classroom. Includes allowance for architectural and electrical work.	\$14,500.00
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Generally HONEYWELL Pneumatic system. Major air handling units are controlled from HONEYWELL CPU Energy Management System. Refer to 4.5.7.	
Overall Mech Systems Condition & Estim. Costs					\$345,000.00

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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 1200 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	All Exterior site lighting is inadequate. Minimal security lighting installed. Additional lighting to be installed	\$10,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed	\$7,000.00
	Other			
	5.2 Life Safety Systems		Bldg. Section	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	<u>Description/Condition</u> Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. The system was installed in 1998.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	Existing system is in good condition. System is well maintained. The system was installed in 1998	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	Existing system is in good condition. System is well maintained.	
	Other			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$10,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 10% of devices	\$2,000.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	\$0.00
Other		N/A			

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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).	2	All	Interior lighting system consists of various fluorescent systems. Offices are 2'x4' recessed. Classrooms are 2 lamp surface. Gym consists of 1'X4' recessed fixtures. Fixtures are typically from original construction. Upgrade to hallway lighting in some areas. Lighting levels are as follows: Classroom - 80fc ; Old Hallways - 20fc ; New Hallways - 70fc ; Gym - 31fc. System to be replaced within 3 years.	\$65,000.00
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.	\$10,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2		No 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 area is recommended. Costs are included in 5.4.1	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	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 incorporated into the above telephone system. 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).	3	All	Network server installed in closet in separate room. Installation is neat and clearly labled. Ventilation is required for closet.	\$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		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).	3	All	Master clock system is a Simplex. System is installed in most classrooms. Add additional clock system to classrooms.	\$5,000.00
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		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				\$125,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Timber frame support .	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Flat roof asphalt and gravel.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical and horizontal painted steel siding / fascia.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Acrylic windows (single hung) in wood frame. Wood doors in pressed steel frames (painted)	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl surfaced gypsum board, carpet, accoustic tile ceiling.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A	None	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and whiteboards.	
6.1.8	Heating system.	4	Forced air furnace with exterior wall metal duct and diffusers under windows.	
6.1.9	Ventilation system.	4	Opening windows.	
6.1.10	Electrical, communication and data network systems.	4	Wiring systems within the portables are acceptable	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire and smoke alarms.	
6.1.12	Barrier-free access.	2	Provide ramp access to exterior common porch.	\$8,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$8,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms K-6	18	79	1457.5	18	80	1440.0	17.5	
7.2	Science Rooms/Labs	3	varies	340.4	4	120	480.0	-139.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	varies	745.1	2 3	130 90	530.0	215.1	
7.4	Gymnasium (incl. gym storage)	1	445.9 26.3	472.2	1	815 82	897.0	-424.8	
7.5	Library/Resource Areas	1	varies	407.5	1	330	330.0	77.5	
7.6	Administration/Staff, Physical Education, Storage Areas		varies	649.2			761.0	-111.8	
7.7	CTS Areas								
	7.7.1 Business Education	1	79	79	3	115	345.0	-266.0	
	7.7.2 Home Economics	2	92.8	185.6	2		256.0	-70.4	
	7.7.3 Industrial Arts	1	446.8 119	565.8	2		456.0	109.8	
	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)		varies	1948.1			1758.0	190.1	
	Overall Space Adequacy Assessment	32		6850.4	36		7253.0	-402.6	

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