

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Fish Creek Elementary School			School Code:	9384	
Location:	1039 Suncastle Drive S.E., Calgary			Facility Code:	1671	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	725	
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	1992	1	2640	Masonry , steel frame, flat & sloped roof, and brick masonry cladding.	Heat pump system is used to provide heating and cooling for various rooms. Hot water boiler provides heat for heat exchanger, coils and fan coil units. Central air handler is used to provide tempered outdoor air to heat pump. Cooling tower used to cool condenser water.	
Additions/ Expansions	1994	1	2206.7	Masonry , steel frame, flat & sloped roof, and brick masonry cladding.	Heat pump system is used to provide heating and cooling for various rooms. Hot water boiler provides heat for heat exchanger, coils and fan coil units. Central air handler is used to provide tempered outdoor air to heat pump. Cooling tower used to cool condenser water.	
Sub Total			4846.7			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			4846.7			
List of Reports/ Supplementary Information	No asbestos report on site.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Only 1 playground equipment area on site. Need at least one more for 700 children. Water migrates towards school building perimeter causing ponding and freezing.. Recommend topographical survey of area around perimeter of school to determine if grades are done as specified.	\$30,000.00
2	Building Exterior	Clay brick veneer and acrylic stucco insulation system cladding to steel stud and drywall backup wall. Painted wood doors in very good condition in pressed steel frames. Concrete grade beams supported on concrete piles.	\$0.00
3	Building Interior	Concrete floor surface has not been well power trowel finished which has left dips and recesses resulting in damage and lifting of VCT tiles. Need to lift tiles and patch fill concrete slab. Need to create a wainscoting on painted drywall walls using better water resistant paint. Single use washrooms badly damaged by urine on floors and walls. Need to install ceramic floor and wall tile at all these rooms. Not fully accessible at student entrance/exit doors. Need buildup for wheelchair access.	\$70,000.00
4	Mechanical Systems	HVAC system is functioning satisfactorily, however servicing is of concern due to heat pump locations. Plumbing system is generally satisfactory except for tank type water closets which appear to get plugged more frequently. Generally heating, ventilation, air conditioning and plumbing system are functioning satisfactorily with minor concerns.	\$12,500.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 2000 amps. Upgrade car plug system. Install surge suppression on mains. Add dedicated circuits to classrooms.	\$39,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	20.07% Surplus Program requires this number of classrooms.	
	7.2 Science Rooms/Labs	-49.82% Deficient Only one science room required by school program.	
	7.3 Ancillary Areas	-42.70% Deficient Adequate space provided for school programming.	
	7.4 Gymnasium	-22.49% Deficient Gym is small but adequate for programs provided	
	7.5 Library/Resource Areas	-6.17% Deficient	
	7.6 Administration/Staff Areas	-37.29% Deficient	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-13.66% Deficient	
	Overall School Conditions & Estim. Costs	-12.04% Deficient over total area.	\$151,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size is good with plenty of flat grassed area.	
1.1.2	Outdoor athletic areas.	4	Soccer fields and baseball fields with plenty of room for outdoor activities.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Only one set of equipment on site, need at least one more for 700 children.	\$15,000.00
1.1.4	Site landscaping.	4	Mostly grass with planting on North and West perimeter of school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Small section of chain link fence in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Water migrates towards school building perimeter causing ponding and freezing.. Recommend topographical survey of area around perimeter of school to determine if grades are done as specified.	
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	2	Concern expressed by maintenance staff about pea gravel being tracked into school at 3 student entrances/exits on to playing fields, causing a dangerous situation as gravel is very slippery on hard floor surface. Areas outside these entrances need to be asphalt paved.	\$15,000.00
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	Lot is on North side of school with 2 access points off of Suncastle Drive. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt in excellent condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	In front of school in parking lot drive through drop off area. Works well.	
1.2.4	Fire vehicle access.	4	Good from several alternative points.	
1.2.5	Signage.	4	Good visible sign on N.E. corner of school bldg .	
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	Excellent ratio of parking stalls for size of school and staff.	
1.3.2	Layout and safety of parking lots.	4	Works very well and well planned throughout.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt in excellent condition and well drained.	
1.3.4	Layout and safety of sidewalks.	4	Good sidewalk grid tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	Problem with water ponding around building due to site drainage problems. See 1.1.6.	
1.3.6	Curb cuts and ramps for barrier free access.	4	School is handicapped accessible throughout.	
Other				
	Overall Site Conditions & Estimated Costs			\$30,000.00

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Concrete grade beams supported on concrete piles. Concrete cast in place slab on grade. No visible slab cracking but surface finish is poor with depressed areas and spots/strips which cause problems with VCT cracking and deforming. Refer also to 3.1.2.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Structural steel columns and beams/joists including framing at building perimeter walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Steel beams and open web steel joists supporting steel decking.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	4		Two ply SBS roofing on flat areas, and prepainted standing seam roof panels at sloped sections. All in good condition based on visual observation. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel access ladders and metal roof hatches (2) in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Sealed glazing units in prefinished aluminum self supporting framing system. All in very good condition.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick veneer and acrylic stucco insulation system cladding to steel stud and drywall backup wall.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Prefinished aluminum parapet flashing, in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident or reported.	
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 very good condition in pressed steel frames.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges, closers, etc. 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	Clear finish wood windows with clear aluminum exterior cladding with sealed double glazing in fixed and awning type vent units. All in very good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges, screens in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of leakage or condensation.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$0.00

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		None evident or reported.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3		Concrete floor surface has not been well power trowel finished which has left dips and recesses resulting in damage and lifting of VCT tiles. Need to lift tiles and patch fill concrete slab.	\$10,000.00
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT in corridors and classrooms, building entrances, carpet in library, administration, 1996 classrooms (partial) Hardwood stip vented flooring in gym.. All in good condition.	
3.2.2	Wall materials and finishes.	3		Painted drywall at corridors, lower half of walls which are washed 3 to 4 times per year are deteriorating to the extent of water being absorbed into drywall. Need to create a wainscoting on these walls using more water resistant paint. Painted concrete block walls at gym in good condition.	\$15,000.00
3.2.3	Ceiling materials and finishes.	4		Painted drywall. Acoustic panels in suspended teebar. Painted trusses and acoustic metal deck in gym.	

School Facility Evaluation Project
Part II - Physical Condition

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Clear birch wood doors in pressed steel frames.	
3.2.5	Millwork	4		Clear finish on birch plywood with plastic laminate tos. All in very good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboard and vinyl faced tackboards in aluminum frames and chalkrail in good condition. White writing surfaces and vinyl faced tackboards in aluminum frames and chalkrail in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		Retractable basketball hoops/backstops in very good condition (6). Climbing aparatus in very good condition. Indoor play equipment in very good condition. Space folding wall partition in very good condition.	
3.2.8	Washroom materials and finishes.	2		Main WC Ceramic tile t floor and 3/4 height wainscoting. Painted drywall at upper walls and ceiling. Individual WC'S VCT floor and rubber base . Painted drywall at walls and ceilings. These water closets are a major problem with vandalism . Floor tiles and drywall is damaged from urine deposit to the extent that drywall is permiated. Need to install ceramic floor and wall tile at all these rooms.	\$40,000.00
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		4		Non combustible, sprinklered	
3.3.2		N/A			
3.3.3		4		Adequate	
3.3.4		4		Adequate	
3.3.5		2		Not fully accessible at student entrance/exit doors. Need buildup for wheelchair access. Washrooms are accessible.	\$5,000.00
3.3.6		4		CBE facility asbestos database 1999.	
3.3.7		4		None reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$70,000.00

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Storm catch basins provided all around building. Have storm retention system. Refer also to 1.1.6.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided. Provisions inside building for lawn irrigation system.	
	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 hydrant and siamese connection installed.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinkler system provided throughout building.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguisher provided throughout building.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate domestic water volume and pressure.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed on domestic water supply, building sprinkler system and makeup water services to equipment.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Vitreous china wall hung lavatories provided along with tank type water closets. Waste blockage encountered in water closets.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water system complete with domestic hot water recirc pump operating satisfactorily. Tank and heater A.O. SMITH BT 65H-9309 42.0 MBH input with 50 gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer system connected to city system. Storm retention system complete with catch basins and roof drains connected to city storm system.	
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).	4		2 BRYAN L28-W-G with 1,755,000 B.T.U.H. input each. Two installed. 2 heating pumps circulate hot water to heat exchanger, coils, unit heaters. Have adequate capacity. Heat pumps provide heat for classrooms.	
4.4.2	Heating controls (including use of current energy management technology).	4		Appears to be operating satisfactorily. System on DDC and energy management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		No known problems.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment and filtration system provided for all hot water heating systems, steam boiler and cooling tower.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problems.	
4.4.6	Heating air filtration systems and filters.	4		Flat filters installed at each heat pump. Creates a maintenance problem.	
4.4.7	Heating humidification systems and components.	4		BRYAN HS-40 steam boiler - 15 P.S.I. Capacity 400 lbs/hr. Provides steam for air handling humidification system.	

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Heating piping and terminal units satisfactory. Ductwork and diffusers also satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Insulation for pipes and ducts satisfactory.	
4.4.10	Heat exchangers.	4		Hot water to glycol solution plate type heat exchanger is operating satisfactorily.	
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, however have some complaints of rooms being either too hot or too cold.	
4.4.13	Zone/unit heaters and controls.	4		Fan coil units provided at main entrances. Controlled from electric thermostat.	
Other		3		Very difficult to service each heat pump. Should consider access panels in ceiling system for each heat pump. Includes allowance for architectural work.	\$12,500.00

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		Central airhandling unit Eng 'A' LM-18 complete with filter, steam humidifier, heating coil. Difficult to access filter. Unit supply tempered air to heat pumps. MUA unit complete with filter, heating coil and humidification provides O.A. for gym heat pumps.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Generally appears adequate. Some zones lack outdoor air supply.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Generally appears satisfactory.	
4.5.4	Exhaust systems capacity and condition.	4		Central exhaust system provided.	
4.5.5	Separation of out flow from air intakes.	4		Appears adequate. Plug drains in air plenum to prevent sewer smell in O.A. air plenum.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Refer to 4.7.1	
	4.5.8 Air filtration systems and filters.	4		Flat filters provided in air handling units. Very difficult to service.	
	4.5.9 Humidification system and components.	4		Steam boiler with steam diffusion humidification provided for all air handlers.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Duct distribution 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).	4		Heat pumps used for cooling. Cooling tower BAC VAL7230MR system operating satisfactorily.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Supply and return piping for heat pumps appears satisfactory.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		DDC controls complete with energy management system.	
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.	4		JOHNSON DDC controls complete with energy management.	
Overall Mech Systems Condition & Estim. Costs					\$12,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.1 Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 2000 amps. System has ground fault protection.	
	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. System is not controlled by time clock or temperature controller. Controller is to be installed.	\$8,500.00
	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).	4		Fire alarm system is an Edward ESA 2000 and is in good condition. System is tested annually as required by code. System is well maintained.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most are not at capacity and have spare circuits available. Wireways are 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. Upgrade gym area to eliminate nuisance tripping.	\$2,000.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 55fc ; Hallways - 30fc ; Offices - 55fc. Light fixtures are generally 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	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).	\$4,500.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Cable TV system installed. Fibre Optic computer link 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					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No master clock system installed	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$39,000.00

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>		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	22		1921.1	20	80	1600.0	321.1	
7.2	Science Rooms/Labs	1		143	3	95	285.0	-142.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		303.7	3 2	130 90	530.0	-226.3	
7.4	Gymnasium (incl. gym storage)	1		486	1	570 57	627.0	-141.0	
7.5	Library/Resource Areas	1		281.5	1	300	300.0	-18.5	
7.6	Administration/Staff, Physical Education, Storage Areas			425.8			679.0	-253.2	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1285.6			1489.0	-203.4	
	Overall Space Adequacy Assessment	29		4846.7	30		5510.0	-663.3	

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