

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Forest Lawn			School Code:	9813	
Location:	1304-44th Street S.E., Calgary			Facility Code:	1646	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	10-12			School Capacity:	2215	
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	1968	1	17578.5	Cast in place concrete columns, beams, floor slabs, and precast concrete tees at longer spans. Flat roof with built up roofing system. Clay brick exterior walls.	Central heating plant provides hot water required for building heating. Six air handling units located throughout the building provide ventilation and cooling. Chiller and cooling tower provides chilled water for cooling coils. Direct fired gas heaters are also installed to provide additional ventilation.	
Additions/ Expansions	1984	1	4489.37	Cast in place concrete columns, beams, floor slabs, and precast concrete tees at longer spans. Flat roof with built up roofing system. Clay brick exterior walls.	Central heating plant provides hot water required for building heating. Six air handling units located throughout the building provide ventilation and cooling. Chiller and cooling tower provides chilled water for cooling coils. Direct fired gas heaters are also installed to provide additional ventilation.	
Sub Total			22067.87			

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Upgrading/ Modernization (identify whether minor or major)	1984		1660.04			Renovations to 1968 original building.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			22067.87			
List of Reports/ Supplementary Information	No asbestos report on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Overall site size is good. Large flat playing areas shared with school and community center on East border. Asphalt lot on N.W. corner accessed from 44 Street and a paved lot on S.E. corner accessed from 14 Ave. Works well and in good condition. A handicapped ramp is required at the main entrance on West side and curb cuts are also required.	\$30,000.00
2	Building Exterior	Brick facing on insulated cavity wall on cast in place concrete inner wall. Precast concrete window enclosure inserted in concrete wall opening and caulked at perimeter. No problems of dried caulking or air leakage.	\$0.00
3	Building Interior	VCT and bare concrete in corridors and classrooms. Sheet linoleum (2nd floor classrooms). Carpet in library (replaced in 1994)/classrooms. Quarry tile at building entrances and stairwells. Sports floor (resilient) in 1984 gym, wood strip flooring in original 1968 gym. Painted suspended drywall with 12 x 12 acoustic tiles fastened to underside (50% damaged by impact dimpling) in corridors. Repaint suspended teebar and acoustic panels (cafeteria and kitchen)	\$50,000.00
4	Mechanical Systems	Boilers and pumps are requiring continual maintenance, therefore should be replaced. Industrial Arts shops require upgrading to control dust, smoke and noise. Modification to HVAC unit for N.W. classrooms will improve air quality. DDC system will improve system comfort and assist in energy conservation.	\$1,033,000.00
5	Electrical Systems	480VAC, 3 phase feed to main switch in electrical room. Main service is 2000 amps. Fire alarm system needs replacing. The existing lighting system is in poor condition and should be replaced. Security and Surveillance should be upgraded.	\$504,000.00
6	Portable Buildings		\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-29.69% deficient Academic program facilities adequate for current school population, but numbers less than equivalent new facility.	
	7.2 Science Rooms/Labs	-6.65% deficient	
	7.3 Ancillary Areas	-27.77% deficient Ancillary programs limited in this facility.	
	7.4 Gymnasium	-22.74% deficient Main gym is adequate but the 2 other gyms are old and significantly undersized and inadequate.	
	7.5 Library/Resource Areas	17.91% surplus Library is generous but suitable for this school population.	
	7.6 Administration/Staff Areas	5.96% surplus	
	7.7 CTS Areas	44.68% surplus Strong CTS programs in this facility. Well utilized.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	100.99% surplus Linear school arrangement contributes to high percentage of corridors, walls etc.	
	Overall School Conditions & Estim. Costs	25.08% surplus over total area.	\$1,617,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Overall site size is good. Shared with school on East side of site.	
1.1.2	Outdoor athletic areas.	4	Large flat playing areas shared with school and community center on East border.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Areas for Football, softball etc. are adequate.	
1.1.4	Site landscaping.	4	West side of school is well planted all along perimeter with grass and good mix of mature trees . South side of school also has some mature planting with the remainder of the site grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	North perimeter has chain link fence with a chain link enclosure fencing on N.E corner of building for storage There are also some areas of fencing on the S.E perimeter of building.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Parking lot on N.W corner has some minor ponding but not a problem. In good condition.	
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or reported.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Asphalt lot on N.W. corner accessed from 44 Street and a paved lot on S.E. corner accessed from 14 Ave. Works well and in good condition.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved with asphalt throughout in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	N/A	No buses other than City Transportation System..	
1.2.4	Fire vehicle access.	5	Excellent from several alternative points.	
1.2.5	Signage.	4	Signage is freestanding by main entrance and on building by main entrance, adequate scale and visibility.	
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	Good supply of stalls and lot space to match school size and traffic.	
1.3.2	Layout and safety of parking lots.	4	Good, works well, lots of room.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Good well sloped to drains some ponding in N.W lot but not significant.	
1.3.4	Layout and safety of sidewalks.	4	Very workable system tied to City sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good no major problems.	
1.3.6	Curb cuts and ramps for barrier free access.	2	A ramp is required at the main entrance on West side and curb cuts are also required to provide accessibility to school.	\$30,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$30,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Cast in place concrete slab on grade (main level and basement) no sign of problems, except at library where control joint (at centre) where joint is seperated. Cast in place concrete flush beams, rib joist/slab (second floor). Steel trusses supporting second floor over circular teaching space (rm #173)	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1968 1984	Cast in place concrete columns at interior spaces supporting cast in place concrete flush beams and concrete joist system. Cast in place concrete walls (at exterior walls) supporting cast in place concrete flush beams and rib joist/slab floor and wall system . Load bearing concrete block walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968 - 1984	Cast in place concrete flush beams, concrete joists and dropped concrete girder system, and precast concrete double tee's (at larger spans). Steel roof trusses and steel deck (fireproofed with monokote).	
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).	4	1984	Skylight in student cafeteria single sloped aluminum frames and glass linear unit and 6 square flat panel glass/plexi units in good condition. Asphalt and gravel roof in good condition. Painted flashings in good condition. Some minor leakage occurring at North end of library where one storey building abuts two storey building.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel ladders and roof hatches in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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).	4		Precast concrete fascia panels, claybrick walls and cladding, all in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Precast concrete upper wall fascia panels around perimeter of building.	
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 facing on insulated cavity wall on cast in place concrete inner wall. Precast concrete window enclosure inserted in concrete wall opening and caulked at perimeter. No problems of dried caulking or air leakage.	
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		Concrete painted good solid condition.	
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	Wood doors in pressed steel frames in very good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All in excellent condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in excellent condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Clear anodized extruded aluminum with vent units that are screwed shut.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches are damaged but not used due to vent windows being screwed shut.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems evident or reported.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$0.00

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		Poured in place concrete and concrete block (painted) all in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete no problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT and bare concrete in corridors and classrooms. Sheet linoleum (2nd floor classrooms). Carpet in library (replaced in 1994)/classrooms. Quarry tile at building entrances and stairwells. Sports floor (resilient) in 1984 gym, wood strip flooring in original 1968 gym.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and concrete. Painted drywall closure above corridor locker.	
3.2.3	Ceiling materials and finishes.	3	1968 1984	Painted suspended drywall with 12 x 12 acoustic tiles fastened to underside (50% damaged by impact dimpling) in corridors. Repaint suspended teebar and acoustic panels (cafeteria and kitchen)	\$50,000.00

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		Wood doors in pressed steel frames except at stairwells which are 3/4 hr rated steel doors in pressed steel frames.	
3.2.5	Millwork	4		Clear finish on fir plywood in good condition. Washroom vanities plastic laminate replaced in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboards and vinyl faced tackboards in aluminum trim frames. Aluminum framed mirrors in washrooms in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backstop/hoop in very good condition.	
3.2.8	Washroom materials and finishes.	4		Ceramic mosaic floors, ceramic base. Painted concrete and concrete block walls with painted drywall ceilings all in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
		4		Non combustible, non sprinklered.	
		4		Corridor fire rated closures, firewall seperations adequate.	
		4		Solid core wood doors in pressed steel flames and masonry walls. Adequate.	
		4		Adequate.	
		4		Some entries are adequate at grade. Internal ramps are adequate and serve all floors. See 1.3.6 re: front entrance requirements.	
		F.I.		None available on site.	
		4		None evident or reported.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$50,000.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins provided on site for drainage system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided. Irrigation system installed for front lawn.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	3	1970	Fire hydrant available. Siamese connection is required. Includes allowance for architectural work.	\$10,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire stand pipe, hose and extinguisher existing.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers are provided in various rooms.	
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 pressure and volume of water supply available from city system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Back flow valves provided for domestic water, irrigation and stand pipe systems. Backflow provided for boiler water make.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures provided: wall hung enamel on cast iron lavatory, enamel on steel lavatory in vanities, stall type urinals with tank, water closets with flush valves. Fixtures are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1970	Existing separate tank and heater replaced with 3 domestic hot water tank and heaters. (2) STATE SBT-70-360 and one STATE CV50NSR70. Replace existing domestic hot water heater RUUD and separate storage tank with new combined tank and heater.	\$4,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary service is connected to city services. Rainwater leaders and catch basins are connected directly to city service. Systems have no known problems.	
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).	3	1970	2 NAPANEE 572-300HW packaged fire tube boilers have a history of tube replacements. Input each 12,540 MBH. Replace boilers and related equipment and piping. Includes allowance for architectural and electrical work.	\$300,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1970	Replace chimney for main heating plant also vents for other gas fired units. Includes allowance for architectural work.	\$30,000.00
4.4.4	Treatment of water used in heating systems.	4		Appears satisfactory.	
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.	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		Distribution generally appears satisfactory. Perimeter classrooms and areas have perimeter radiation and enclosures. Reheat coils provided for interior zones.	
4.4.9	Heating piping, valve and/or duct insulation.	3	1970	Appears satisfactory. Replace approximately 14 heating and chilled water pumps or seals. Replace valve seals.	\$60,000.00
4.4.10	Heat exchangers.	4		Existing glycol to water heat exchanger appears satisfactory.	
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		Appears satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Fan coil units installed at entrances are controlled from electric stats.	
Other		4		Gas fired roof top heat and vent unit provided for big gym.	

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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		Air handling units installed in 5 fan rooms typically consist of: supply fan, cooling and heating coils, mixing section and NORTEC humidification. Systems are operating satisfactorily except as noted in 4.5.3.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Generally satisfactory except as noted in 4.5.2	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1970	Generally appears satisfactory except HVAC unit #5 and Theatre zone. Modify HVAC system to provide more outdoor air and air movement. Provide separate HVAC unit for Theatre. Includes allowance for architectural and electrical work.	\$140,000.00
4.5.4	Exhaust systems capacity and condition.	3	1970	Central exhaust system is provided for shower and washrooms. Appears adequate. Central systems also provide exhaust during free cooling mode. Provide exhaust system for Home Economics, etc. Includes allowance for architectural and electrical work.	\$9,500.00
4.5.5	Separation of out flow from air intakes.	4		Appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1970	Upgrade woodworking dust collection system. Upgrade welding hood exhaust system. Improve ventilation system in auto body shop. Includes allowance for architectural and electrical work.	\$320,000.00
Other		3	1970	Dust and noise problem in Drama room #106. Relocate compressors and provide separate HVAC unit for Drama room 106. Includes allowance for architectural and electrical work.	\$34,500.00

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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		Provide DDC control system and energy management system to generally improve comfort of classrooms by automatically energizing and controlling equipment base on indoor and outdoor conditions. Refer to 4.7.1.	
4.5.8	Air filtration systems and filters.	4		Existing roll filters replaced with flat filters.	
4.5.9	Humidification system and components.	4		Spray coil and wet cells replaced with NORTEC electric steam type humidifier.	
4.5.10	Heat exchangers.	4		Appears satisfactory.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	F.I.	1970	Diffusers equal to CARRIER 37P are existing. It's operation and calibration must be investigated. (All classrooms.)	
Other		4		Gym air handlers have mixing section, blowers and duct heaters. Units are mounted on roof.	

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	1970	TRANE CENTRAVAC chiller PCV-3F-01-D1 complete with roof top cooling tower. Replace slats in tower, etc. Includes allowance for architectural work.	\$35,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	F.I.	1970	Ducting appears satisfactory. Further investigation is required for ceiling diffusion system. Refer to 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	F.I.	1970	Cooling controls are a part of ceiling diffusion system. Refer to 4.5.11	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1970	POWERS pneumatic control system existing. Install DDC system to replace and/or add to existing system to improve zone control. Correction required for miscellaneous control problems for air handlers, etc. Includes allowance for architectural work.	\$90,000.00
	Overall Mech Systems Condition & Estim. Costs				\$1,033,000.00

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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. 480VAC, 3 phase feed to main switch in electrical room. Main service is 2000 amps. Main breaker was tested in 1999.	
	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 at the end of intended use. System is not controlled by time clock or temperature controller. Controller is to be installed. Upgrade to new WP covers and receptacles.	\$8,000.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Fire alarm system is in bad condition. System requires lots of maintenance. Supply and install new fire alarm system.	\$50,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained. Runs off emergency generator.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained. Runs off emergency generator.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Install new circuits throughout the school to prevent continual breaker tripping	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	3	All	Kohler 50KW 62.5KVA 75 amp continuous rating 480VAC. Upgrade system to allow for the heating system to be wired to this emergency generator	\$7,000.00
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 25% of devices.	\$7,000.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other	Panel Directories	3	All	Concern over labelling of circuit breakers being consistent with actual circuits. Allow for re-identification of panel schedules.	\$16,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent systems. Drama area is under circuited and has outdated fixtures. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 50fc ; Hallways - 10fc ; Gym - 30fc ; Offices - 45fc ; Library - 45fc. Upgrade light fixtures throughout the school.	\$150,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	PCB ballasts are confirmed on site. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$20,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	4		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					

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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).	3	All	Existing system is outdated. Provide new telephone system throughout the school.	\$100,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed. System is adequate for intended use. No other systems are installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed for some computers on site. Not all areas are wired. Install network cabling to all classrooms.	\$55,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Network server installed in closet 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	\$36,000.00
Other					

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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).	2	All	Surveillance Cameras installed mounted on three poles in East lot adjacent to school building. Upgrade system to include more camera locations. Vandalism in this area and roof access is currently a problem.	\$10,000.00
5.6.2	Intrusion alarms (if applicable).	2	All	Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended. Upgrade system to include more intrusion points. Break-ins still occurring.	\$13,000.00
5.6.3	Master clock system (if applicable).	3	All	Master timer in place. Master clock system installed for some clocks. Upgrade clock system to include all clocks	\$4,000.00
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				\$504,000.00

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

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	37		2925.03	52	80	4160.0	-1235.0	
7.2	Science Rooms/Labs	12		1344.24	12	120	1440.0	-95.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		837.92	2 10	130 90	1160.0	-322.1	Computer labs not included.
7.4	Gymnasium (incl. gym storage)	3		1525.86	1		1975.0	-449.1	
7.5	Library/Resource Areas	1		1002.2	1	850	850.0	152.2	
7.6	Administration/Staff, Physical Education, Storage Areas			1806.56			1705.0	101.6	
7.7	CTS Areas								
	7.7.1 Business Education	9		806.5	7	115	805.0	1.5	
	7.7.2 Home Economics	2		222.4	2		256.0	-33.6	
	7.7.3 Industrial Arts	5		2222.83	4	225	900.0	1322.8	
	7.7.4 Other CTS Programs	3		546.8			0.0	546.8	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			8827.53			4392.0	4435.5	
	Overall Space Adequacy Assessment	76		22067.87	91		17643.0	4424.9	

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