

School Facility Evaluation Project  
Part II - Physical Condition

School Name:	Fred Seymour			School Code:	9335	
Location:	809 Willingdon Blvd. S.E., Calgary			Facility Code:	1545	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	400	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1969	1	3007.6	Load bearing concrete block walls and open web steel joists, and slab on grade. Flat roof, and clay brick cladding and stucco panels exterior cladding.	Mechanical System: A system consisting of boiler, pumps, terminal radiation units and preheat coils provide heating. Central airhandling unit consisting of supply fan, wet cell, preheat coil, mixing section provide ventilation for classrooms. Separate gas fired heat and vent unit is provided for gym.	
<b>Additions/ Expansions</b>	N/A					
<b>Sub Total</b>			3007.6			

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Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			3007.6			
List of Reports/ Supplementary Information	CBE facility asbestos database report 1999.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good size site with school located in West Center area. Playground area on North side and South side of school. West side playground is very basic and should be redone or added to. Parking lot is full due to increase in staff only 14 stalls on South side, North lot is located in playground and is dangerous. Some potholes need to be repaired and resurfaced.	\$50,500.00
2	Building Exterior	Chimney needs to be re stuccoed and top needs to be flashed. Stucco (on cement board) around perimeter of building above brick walls and capped with metal flashing at curb edge. Stucco surfacing is cracked and peeling away. Needs to be scraped off and restuccoed at 50% of area.	\$6,500.00
3	Building Interior	One floor is adequate but no accommodation for handicapped in washrooms. CBE facility asbestos database report 1999 was on site. Interior wall finishes are painted concrete block at corridors, and painted drywall partitions.	\$20,000.00
4	Mechanical Systems	At present one thermostat controls all classrooms. It is recommended modifications be made to distribution ductwork such that reheat coils can be added and modification be made to heating pipes to install control valves for radiation units as required to provide additional zone controls. The heating and ventilation system provided appears to have adequate capacity however additional controls must be installed to provide reasonable comfort in classrooms.	\$39,500.00
5	Electrical Systems	Main service is 600 amps. Upgrade car plug system. Upgrade security lighting. Replace fire alarm system. Replace exit light system. Install surge suppression on mains. Install network cabling to classrooms. Add dedicated circuits to classrooms.	\$88,700.00
6	Portable Buildings		\$0.00
7	Space Adequacy:		
	7.1 Classrooms	9.82% surplus	
	7.2 Science Rooms/Labs	-100.00% deficient No science program in this school.	
	7.3 Ancillary Areas	69.87% surplus Heavy emphasis on ancillary programs.	
	7.4 Gymnasium	-36.24% deficient Gym is very small but adequate for type of programming.	
	7.5 Library/Resource Areas	16.33% surplus	
	7.6 Administration/Staff Areas	-42.35% deficient Staff area is adequate but storage space is needed.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-12.96% deficient	
	Overall School Conditions & Estim. Costs	-9.33% deficient over total area.	\$205,200.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Condions</b>			
1.1.1	Overall site size.	4	Good size site with school located in North Center area. Good flat site.	
1.1.2	Outdoor athletic areas.	4	Good size grassed area for outdoor activities with baseball and soccer fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Playground area on Northeast side and Southwest side of school. South side playground is very basic and should be redone or added to.	\$8,500.00
1.1.4	Site landscaping.	4	Entire site is grass with some planting on West perimeter adjacent to school and main entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around perimeter of site except north side of perimeter. All in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drains well no problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	No problems noted 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	Small paved lot on NW corner accessed from Willingdon Blvd. Second lot located on East side of property. See 1.3.1 and 1.3.2 re: problems.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved surface.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Off of Willingdon Blvd. on North side works well.	
1.2.4	Fire vehicle access.	4	Good several alternatives.	
1.2.5	Signage.	4	Minimal but adequate school sign on NE face of building by main entrance to school.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	F.I.	The lot is full due to increase in staff only 14 stalls on South side. Original paved playground is now used for overflow parking and is in conflict with play area. Therefore south should be expanded to accommodate additional parking.	
1.3.2	Layout and safety of parking lots.	F.I.	Small 6 stall lot on north side is between school and playground next to basketball hoops and is dangerous due to conflict between children and traffic. One or the other function must be eliminated. See 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Some potholes need to be repaired and resurfaced.	\$30,000.00
1.3.4	Layout and safety of sidewalks.	4	No problems except related to 1.3.1 and 1.3.2.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No problems noted or reported.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Need to add ramps at four entrances and make some curbcuts.	\$12,000.00
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$50,500.00

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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 (minimal cracking).	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Load bearing concrete block walls (minimal cracking).	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists supporting steel deck. Appears to be in good condition..	
Other					

Section 2	Building Exterior	Rating	Bldg. Section or Roof Section	Comments/Concerns	Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>			<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 in good condition. Complete with prepainted aluminum flashing in good condition, based on visual observation. No roofing report on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		Painted steel ladder and metal roof hatch concrete block chimney wall joints are cracked and water is entering block joints. Chimney needs to be re stuccoed and top needs to be flashed.	\$3,000.00
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		Roof monitors (above library) with vertical glazed walls (one face/monitor) in good condition.	
Other					



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Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick walls.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Stucco (on cement board) around perimeter of building above brick walls and capped with metal flashing at curb edge. Stucco surfacing is cracked and peeling away. Needs to be scraped off and restuccoed at 50% of area.	\$2,500.00
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					

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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).	2	Painted wood in pressed steel frames. All in good condition. Weatherstripping needs replacement.	\$1,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Locks, closers, kickplates, hinges all 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 anodized aluminum fixed single panel double glazed with venetian blinds between panes. Aluminum window sills at exterior in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Venetian blinds in good working condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident or reported.	
Other				
	<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>			<b>\$6,500.00</b>

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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		Load bearing concrete block. Vinyl faced drywall anodized aluminum trimmed corridor dividers (at open classroom blocks)	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete slab on grade minimal cracking. No displacement in good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		12 x12 VCT at corridotrs, classrooms (partial). Trowelled on resislient flooring at building entrance. Carpet in classrooms (partial at closed classrooms/all at open classrooms.)	
3.2.2	Wall materials and finishes.	4		Painted concrete block at corridors, and painted drywall partitions.	
3.2.3	Ceiling materials and finishes.	4		Spray textured drywall ceilings at corridors. Acoustic panels in teebar in classrooms. Painted spaced wood boards at gym.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Painted wood doors in PSF all in very good condition.(recently painted)	
3.2.5	Millwork	4		Painted plywood with plastic laminated tops.	
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 chalkrails. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Climbing aparatus in Very Good condition. Basketball hoops are portable and in good condition.	
3.2.8	Washroom materials and finishes.	4		Trowelled on resilient flooring and rubber base. Painted concrete block walls, ceramic tile around urinals at floor and walls. Spray texture on drywall, painted metal toilet partitions. 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		Smoke/fire separation steel doors and steel frames (rated 3 hours) in very good condition.	
		4		Adequate (painted drywall concrete block)	
		4		Adequate.	
		2		Single storey building with accessibility at each entrance, but no accommodation for handicapped in washrooms. Upgrade 2 washrooms.	\$20,000.00
		4		CBE facility asbestos database report 1999.	
		4		None evident or reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$20,000.00

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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 installed in parking area. Refer also to 1.3.3.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No hose bibs. Provision made for irrigation system inside building.	
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		Stand pipe system complete with fire hose, cabinet and extinguisher installed. Sprinkler system provided for stage.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers provided.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate water volume and pressure available from city water service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed on stand pipe and sprinkler line, domestic water service and boiler feed lines.	
4.3.4	Piping and fittings.	4		Appears in satisfactory condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Generally plumbing fixtures are in satisfactory condition. Fixture types provided are: enamel on cast iron lavatory, flush valve water closet and stall urinals with flush tank.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Existing domestic hot water tank and heater is JOHN WOOD JWE-402 NA with 33 gallon storage, 32.4 MBH input. System complete with domestic hot water recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer is connected to city sewer system. Rain water leader and catch basins are connected to city storm sewer system.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Existing boiler CLEAVER BROOKS. Beaver BC-L-3000. Gas input 2,700.000 B.T.U.H. Two boilers provided and 3 in-line pumps installed.	
4.4.2	Heating controls (including use of current energy management technology).	4		Provide additional heating zone control valves.Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Chimney and combustion air system appears to be in satisfactory condition.	
4.4.4	Treatment of water used in heating systems.	4		Heating water is filtered and chemically treated.	
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).	3	1970	Adequate capacity however inadequate zone controls. Modify distribution system to provide additional zones. Includes allowance for architectural work.	\$16,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		Condition of heating piping and valves adequate. Insulation for pipes and ducts in good condition.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Satisfactory for mixing dampers, relief, etc.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Radiation piping should be modified to provide a zone for each classroom or partitioned area. Refer to 4.4.8	
4.4.13	Zone/unit heaters and controls.	4		Unit heater and fan coil units provided at entrances and in mechanical rooms. Each heater complete with electric thermostat.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Air handling unit is operating smoothly. YORK unit #40 with capacity to handle 19,000 CFM. System complete with mixed air section, external face and bypass, damper, heating coil, spray coil section and fan section.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outside air supply appeared adequate at time of inspection.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air distribution and supply appear adequate. Modification required to existing ductwork to provide additional comfort zones based on existing partitions and classrooms. Refer to 4.5.11	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust system appears adequate.	
4.5.5	Separation of out flow from air intakes.	4		Exhaust and intakes have adequate separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		New roof top gas fired heat and vent unit Eng 'A' DJE-60 installed for gym.	
Other					

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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		Add additional reheat zones for air distribution system. Presently one thermostat for all classrooms. Refer to 4.7.1.	
	4.5.8 Air filtration systems and filters.	4		Flat 50 mm thick filter provided.	
	4.5.9 Humidification system and components.	4		Wet cell installed to provide some cooling and humidification.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1970	General air distribution ductwork and diffusion system satisfactory. Modify ducts to provide zones for various classrooms and zones. Includes allowance for architectural work.	\$15,000.00
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
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).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1970	JOHNSON pneumatic controls provided. Air handling units presently controlled from Highfield. Add additional heating and vent zones for central classroom area.	\$8,500.00
	Overall Mech Systems Condition & Estim. Costs				\$39,500.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 120/240VAC, 1 phase feed to main switch in electrical room. Main service is 600 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Upgrade exterior lighting	\$3,500.00
	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.	\$5,000.00
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Fire alarm system is old 120VAC system. Replace fire alarm system.I	\$26,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Existing system is in poor condition. Replace exit signs with new LED system.	\$13,000.00
	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.	\$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		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.	\$1,200.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

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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).	4		Interior lighting system consists of various fluorescent systems. Lighting system has been upgraded in the last two years. Lighting levels are as follows: Classroom - 45fc ; Hallways - 30fc ; Gym - 45fc ; Offices - 80fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's. All have been upgraded within the last two years	
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.	\$3,500.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Cable system installed but not in use. 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. Install network cabling for the remainder of computers located in every classroom c/w with provisions for future.	\$11,000.00
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).	3	All	Network server installed in closet in separate room. Installation is neat and clearly labeled. Install ventilation. Upgrade server to accommodate 5.5.3	\$4,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$11,000.00
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).	N/A		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		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				\$88,700.00

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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0.00</b>

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	12		966.4	11	80	880.0	86.4	
7.2	Science Rooms/Labs	0		0	2	95	190.0	-190.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6		526.6	1 2	130 90	310.0	216.6	
7.4	Gymnasium (incl. gym storage)	1		301.6	1	430 43	473.0	-171.4	
7.5	Library/Resource Areas	1		209.4	1	180	180.0	29.4	
7.6	Administration/Staff, Physical Education, Storage Areas			223.7			388.0	-164.3	
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)			779.9			896.0	-116.1	
	<b>Overall Space Adequacy Assessment</b>	20		3007.6	18		3317.0	-309.4	

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