

School Facility Evaluation Project
Part II - Physical Condition

School Name:	G.W. Skene School			School Code:	9351	
Location:	6226 Penbrooke Drive S.E., Calgary			Facility Code:	1558	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	4-6			School Capacity:	400	
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	1978	1	3347.7	Load bearing masonry walls and open web steel joists, with metal roof deck, flat roof, and clay brick exterior cladding.	Hot water heating system consists of perimeter radiation and reheat for interior zones. Central air handling unit consists of filter, mixing section, DX cooling coil and supply fan to provide ventilation and cooling for entire school. Separate rooftop heat and vent unit is provided to gym.	
Additions/ Expansions	N/A					
Sub Total			3347.1			

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Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1979	1	390.2		Hot water heating system consists of perimeter radiation and reheat for interior zones. Central air handling unit consists of filter, mixing section, DX cooling coil and supply fan to provide ventilation and cooling for entire school. Separate rooftop heat and vent unit is provided to gym.	
Total			3737.9			
List of Reports/ Supplementary Information	None available on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Adequate with ample playing fields, good grading around building and parking lot which is partly paved and partly gravel (need to extend paving). Some low grade north of portables needs to be regraded to improve drainage.	\$69,000.00
2	Building Exterior	Building exterior face is clay brick walls full height to parapet cap flashing.	\$0.00
3	Building Interior	Interior finish is painted concrete block, VCT tiles and carpet flooring, and acoustic panel tee bar suspended grid ceiling system.	\$0.00
4	Mechanical Systems	2 BRYAN CL-180 hot water tube boilers provided with BARBER COLMAN pneumatic controls. It is suggested that preheat coils and related items be installed to increase outdoor air supply. There is no energy management system and one should be provided.	\$49,000.00
5	Electrical Systems	Main service is 1000 amps 208/3ph. Fire alarm system is in need of upgrading. The existing lighting system is in good condition but dedicated circuits need to be added to classrooms as well as network cabling. Power surge protection is required on the main service. Exterior site lighting is inadequate through out landscaped areas and parking lots, more exterior lighting is required.	\$68,500.00
6	Portable Buildings	Portables are well maintained. Serving intended purpose. Each portable has sub-panel with space for minimal expansion. The built up roofing has some leakage reported at north end of corridor and requires further investigation..	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	23.49% surplus Majority of available teaching spaces are used for classrooms.	
	7.2 Science Rooms/Labs	-49.53% deficient Minimal science program.	
	7.3 Ancillary Areas	-43.58% deficient Minimal ancilliary program.	
	7.4 Gymnasium	66.26% surplus Gym is large for current capacity of this core school.	
	7.5 Library/Resource Areas	37.06% surplus Library is adequate for current capacity.	
	7.6 Administration/Staff Areas	7.61% surplus	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	57.13% surplus Generous area and number of washrooms and changerooms for this capacity.	
	Overall School Conditions & Estim. Costs	25.10% surplus on total area.	\$186,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good size site with lots of flat open spaces for field sports. Shared with community center adjacent to school.	
1.1.2	Outdoor athletic areas.	4	Playing field area is large and flat with no problems noted or reported.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment is in good condition and of adequate size.	
1.1.4	Site landscaping.	4	Mostly grass with some minimal perimeter planting and some planting near main entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Some low grade north of portables need to improve drainage. There is a problem with ponding and ice buildup.	\$25,000.00
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	Adequate sidewalks tied into city system. Parking lot is on west side of property and is accessed from Penbrooke Drive.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking lot is partly paved and partly gravel . Need to extend paving.	\$35,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Bus drop off and pick up on east side of building on Penbrooke Drive, adequate but traffic flow on Penbrooke Dr. can get quite busy.	
1.2.4	Fire vehicle access.	4	Good from several access points and directions.	
1.2.5	Signage.	4	Signage on main entrance is adequate but of small scale and clear aluminum making it somewhat difficult to read. Parking restrictions signage appears adequate.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Adequate but shared with community center on west side.	
1.3.2	Layout and safety of parking lots.	4	Adequate but sometimes overcrowded due to high traffic volume from adjacent community center activities.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Adequate.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks are well layed out and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	All appear well drained and sloped .	
1.3.6	Curb cuts and ramps for barrier free access.	2	Adequate ramp available from parking lot onto sidewalk system but no ramp access to portables from exterior. Add ramp.	\$9,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$69,000.00

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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		Concrete slab on grade. Good condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete block load bearing walls on perimeter. Good condition	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof is open web steel joists and steel deck in good condition.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	1979	The roof is asphalt and gravel flat roof with some leakage reported in corridor/classroom area outside corridor entrance to portables. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Adequate in good condition.	
2.2.3	Control of ice and snow falling from roof.	4		No problems noted or reported.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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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 exterior finish throughout.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Prepainted metal parapet capping.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of any problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal rain water leaders.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of any problems.	
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).	4	Steel doors in pressed steel frames In good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, closers, kickplates all in very good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Push bar panic hardware recently upgraded and in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Fixed aluminum with single panel double glazing with venetian blinds between.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Fixed windows no accessories.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None reported or observed.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$0.00

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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		Painted concrete block and drywall interior walls in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade no problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT corridors and some rooms, carpet at classrooms. Hard wood in gymnasium.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and drywall interior walls in good condition.	
3.2.3	Ceiling materials and finishes.	4		Acoustic panel in tee bar suspension grid.	

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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		Steel doors in pressed steel frames all in good condition.	
3.2.5	Millwork	4		Stained birch with plastic laminate tops in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Chalkboards and vinyl faced tackboards in aluminum frame in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment all in good condition including climbing apparatus.	
3.2.8	Washroom materials and finishes.	4		Ceramic tile flooring with painted concrete block walls and painted drywall ceilings with some tee bar acoustic tiles. 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	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non combustible and non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	
3.3.4	Exiting distances and access to exits.	4		Adequate.	
3.3.5	Barrier-free access.	4		Adequate.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		None available on site.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None noted or reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$0.00

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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 basin installed in parking lot. Refer also to 1.1.6.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Frostproof exterior hose bibs provided.	
	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		Hydrant available. Siamese not required.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1979	Surface mounted fire extinguisher provided. Provide semi-recessed cabinet complete with fire extinguisher in public areas. Includes allowance for architectural work.	\$5,000.00
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Adequate water supply and pressure from city system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventer provided for domestic water service and boiler makeup water.	
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Wall hung lavatories enamel on cast iron in good condition. Stall type urinals complete with tank water supply. Water closets complete with flush valves. Fixtures in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1979	Domestic hot water tank and heater STATE SBT-75-120 108.0 MBH input and 75 gallon storage tank complete with recirc pump is satisfactory. Replace oversized domestic hot water recirc. pump. Includes allowance for electrical work.	\$1,500.00
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 system. Roof drains and catch basin 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		2 BRYAN CL-180 hot water tube boilers provided. Each has 1,613.0 MBH output capacity. 2 base mounted pumps are installed to circulate hot water to reheat coils and perimeter radiation.	
4.4.2	Heating controls (including use of current energy management technology).	4		BARBER COLMAN pneumatic controls provided. No energy management system. Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Fresh air for boiler room is part of central return air system. Operating satisfactorily.	
4.4.4	Treatment of water used in heating systems.	3	1979	Water treatment provided for hot water heating system. Provide filter and sight glass.	\$1,500.00
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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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		Piping and terminal units are satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Valves, piping and duct insulation are satisfactory.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils satisfactory.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No known problems.	
4.4.13	Zone/unit heaters and controls.	4		Projection heaters are provided for each entrance. Unit heaters in mechanical rooms. Units controlled from 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		Central unit equal to TRANE T-35VLP-HF-BVU complete with supply fan, DX cooling coil, filter section and mixing chamber. System is complete with 2 axial CHICAGO in-line fans. Gym roof top air handling to provide heat and vent equal to TRANE climate changer 17LP-H-F-TH. Reheat coils are provided for interior zones, gym and stage.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1979	Central supply fan 25,500 CFM. Return two axial fans each 11,000 CFM. Install preheat coil and related items to increase outdoor air supply. Gym air handler 10,000 CFM. Includes allowance for architectural and electrical work.	\$26,000.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears satisfactory.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust system provided for washroom and miscellaneous areas.	
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).	N/A			
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		Pneumatic controls. Refer to 4.7.1.	
	4.5.8 Air filtration systems and filters.	4		Air handling units have filters.	
	4.5.9 Humidification system and components.	N/A			
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Gym heat and vent system complete with related ductwork is satisfactory. Central air distribution appears to be satisfactory.	
	Other				

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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).	4		Central air handling has DX coil and air cooled condenser on roof. Eng 'A' CU-502.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Appears to operate satisfactorily. Refer to 4.7.1.	
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	1979	BARBER COLMAN pneumatic control system existing. No energy management system. Fans controlled from time clock. Provide energy management system.	\$15,000.00
	Overall Mech Systems Condition & Estim. Costs				\$49,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1000 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Under illuminated sections through out landscaped areas and parking lots. Add exterior lighting as required.	\$12,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by temperature controller.	
	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	Existing system is an Edward's 2280. System is well maintained. Add visual devices to existing system. Install remote annunciator at main doors.	\$8,500.00
	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).	4		Existing system is in good condition. System is well maintained.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	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 fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Some are at the end of use. Replace 20% of devices	\$2,500.00
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).	3	All	Interior lighting system consists of various fluorescent systems. Systems are 2'x4' recessed and 1'x4' recessed. Gym consists of Metal Halide high bay. Portables are 1'x4' surface fixtures. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 50fc ; Hallways - 28fc ; Gym - 50fc ; Offices - 50fc. Portables - 40fc ; Portable hallways - 10fc. Upgrade lights in Portable hallways and Staff room.	\$2,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		No energy efficient systems are in place. Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	\$5,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Existing system is a Meridian Northstar. System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is existing System is adequate for intended use. Fibre Optic link installed to building	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed to all existing computers. Install network cabling to all classrooms.	\$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).	4		Network server installed in closet in separate room. Installation is neat and clearly labeled. Room is ventilated	
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	\$10,000.00
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			
5.6.2	Intrusion alarms (if applicable).	4		Current 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).	3	All	Master timer present on class change signals. Master clock system is available in only 2 or 3 locations. Upgrade Master clock system throughout the building	\$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			
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				\$68,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Timber supports with plywood skirting at perimeter.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Built up roofing some leakage reported at north end of corridor.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal siding and horizontal metal fascia.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum framed fixed windows with single pane double glazing and wood doors in pressed steel frames.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet floors, vinyl faced drywall walls, 12 x 12 acoustic ceilings.	
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)	4	Blackboards and vinyl covered tackboards.	
6.1.8	Heating system.	4	Forced air heating in good condition.	
6.1.9	Ventilation system.	4	Good condition.	
6.1.10	Electrical, communication and data network systems.	4	Portables are well maintained. Serving intended purpose. Each portable has sub-panel with space for minimal expansion.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Smoke alarm at corridor junction with main school.	
6.1.12	Barrier-free access.	4	Only from inside school. Stairs only at exterior. See 1.3.6 to build wooden ramp.	
	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	13	76	987.9	10	80	800.0	187.9	
7.2	Science Rooms/Labs	1	95.9	95.9	2	95	190.0	-94.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	87.45	174.9	1 2	130 90	310.0	-135.1	
7.4	Gymnasium (incl. gym storage)	1	786.4	786.4	1	473	473.0	313.4	
7.5	Library/Resource Areas	1	233	233	1	170	170.0	63.0	
7.6	Administration/Staff, Physical Education, Storage Areas			396			368.0	28.0	
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)			1063.8			677.0	386.8	
	Overall Space Adequacy Assessment	18		3737.9	17		2988.0	749.9	

School Facility Evaluation Project
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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
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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
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Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
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Evaluation Component/ Sub-Component	Additional Notes and Comments