

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Glamorgan			School Code:	9121	
Location:	50 Grafton Drive S.W., Calgary			Facility Code:	1447	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	700	
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	1958	1	2524.9	Load bearing frame walls and some steel posts supporting steel beams. Flat roof. Stucco and wood siding exterior cladding.	Heating system provides steam to coils in airhandling units, unit vents, radiation units, fan coil units and heat exchanger. Central air handling system consists of return fan and multiple air handlers which provides ventilation to various zones. Classrooms unit ventilators are installed in few classrooms and gym.	
Additions/ Expansions	1959 1964 1968	1 1 1	637.8 554.6 1669.2	Load bearing frame walls and some steel posts supporting steel beams. Flat roof. Stucco and wood siding exterior cladding.	Heating system provides steam to coils in airhandling units, unit vents, radiation units, fan coil units and heat exchanger. Central air handling system consists of return fan and multiple air handlers which provides ventilation to various zones. Classrooms unit ventilators are installed in few classrooms and gym.	
Sub Total			5386.5			

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			5386.5			
List of Reports/ Supplementary Information	Asbestos materials survey on site 1998.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good size flat grass areas shared with adjacent school on north perimeter. Parking lot is gravel and asphalt, gravel area needs paving and asphalt area requires repair.	\$55,000.00
2	Building Exterior	Stucco upper walls and horizontal cedar siding in very poor condition. Needs replacement. Roof is asphalt and gravel with some periodic reports of leaking but not extensive.	\$82,500.00
3	Building Interior	Painted drywall and plaster on block, painted concrete block walls throughout need refinishing. Accordion fold vinyl clad gym divider wall in poor condition but continues to operate. Needs to be replaced. Not accessible at all building entrances (need 6 ramps) washrooms not accessible (need upgrade to 2 washrooms).	\$147,500.00
4	Mechanical Systems	Replace existing Liberty steam boiler with two new hot water boilers and related items to improve liability, efficiency and building comfort. In order to provide improved ventilation; replace existing classroom unit vents with central air handling system. Existing unit vents have out door air intake louvers located at grade which clogs filters and introduces dust to classrooms.	\$471,500.00
5	Electrical Systems	Main service is 600 amps. Upgrade security lighting. Replace emergency battery pack system. Install surge suppression on mains. Upgrade lighting system. Add dedicated circuits to classrooms.	\$94,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	16.49% surplus	
	7.2 Science Rooms/Labs	-47.02% deficient Only one science room required in school programming.	
	7.3 Ancillary Areas	-43.47% deficient Minimal ancillary programming.	
	7.4 Gymnasium	-38.02% deficient Gym is small for school capacity but appears to be adequate for the programming,	
	7.5 Library/Resource Areas	17.43% surplus	
	7.6 Administration/Staff Areas	-2.71% deficient	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	12.19% surplus	
	Overall School Conditions & Estim. Costs	-2.24% deficient over total area.	\$850,500.00

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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 adjacent school to north.	
1.1.2	Outdoor athletic areas.	4	Good size flat grass areas shared with adjacent school on N perimeter.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate scale and works alright in good condition.	
1.1.4	Site landscaping.	4	Mostly grass with mature planting on East perimeter of building by main entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around perimeter in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drains well and away from building.	
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 parking lot accessed off of Grafton and exit to alley adjacent to school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel and asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Dropoff from Grafton works well.	
1.2.4	Fire vehicle access.	4	Good from alternate access points.	
1.2.5	Signage.	4	Sign of adequate scale and visibility.	
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	Minimal but adequate for size of school and staff.	
1.3.2	Layout and safety of parking lots.	4	Adequate but somewhat tight.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Gravel and asphalt, gravel area needs paving and asphalt area requires repair.	\$45,000.00
1.3.4	Layout and safety of sidewalks.	4	Needs to be wider and some repairs required. see 1.3.5	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Problem with one section of sidewalk needs to be removed and repoured.	\$10,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	OK seems adequate.	
Other				
	Overall Site Conditions & Estimated Costs			\$55,000.00

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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. Wood joists over crawl space on wood beams and posts.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1959 1968	Wood frame bearing walls and steel posts supporting steel beams. Concrete block bearing walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959 1964 1968	Wood joists and wood beams and wood sheathing boards. Steel open web steel joists and wood deck.	
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.		Asphalt and gravel. Some periodic reports of leaking but not extensive.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel ladders and metal roof hatches.	
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		12 light tubes in good condition.	
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).	2	1959 1964 1968	Stucco upper walls and horizontal cedar siding in very poor condition. Needs replacement. Clay brick walls.	\$35,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1959 1964 1968	Stucco soffits. Needs repainting Aluminum flashing at roof edge needs repainting. Painted vertical panel fascia with painted aluminum flashing along top needs repainting.	\$25,000.00
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		No problems 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		No problems 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).	4	Painted steel doors in painted steel frames in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Adequate	
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).	2	All Painted wood frame single pane glazing fixed windows and hopper type vent units. Exterior storm sash is painted wood single glazed in poor condition. Needs repainting.	\$15,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All Vent unit hinge system in poor condition. Latches in moderate condition. Recondition with new hardware.	\$7,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident or reported.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$82,500.00

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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	1959	Load bearing concrete block.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade and wood floors. No signs of distress.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	1959 1968	Sheet lino on wood subfloor in classrooms, 9x9 VAT on concrete slab on grade in corridors. Hardwood strip flooring in gym is squeaky but in reasonable condition. Sheet vinyl at corridors, 12x12 VCT at classrooms, quarry tile at bldg entrances, Carpet in library, in open classrooms, computer rooms.	
3.2.2	Wall materials and finishes.	2	1959 1968	Painted drywall and plaster on block Painted concrete block walls throughout walls need refinishing.	\$30,000.00
3.2.3	Ceiling materials and finishes.	4	1959 1968 1964	12x12 acoustic tile stapled to strapping on ceiling joists. Acoustic panels in suspended teebar. 12x12 acoustic tile on drywall in suspension system.	

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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	1959 - 1968	Clear finish on fir plywood doors with original locksets and hinges in good condition, mounted in painted wood frames. Clear finish on birch doors in pressed steel frames.	
3.2.5	Millwork	4	1959 - 1968	Painted plywood with lino tops and aluminum edging. In Good condition. Clear finish on fir plywood.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1959 - 1968	White writing surfaces (new) mounted on surface of old blackboards with original painted wood trim and chalkrails. White writing surfaces and vinyl faced tackboard in aluminum frames and chalkrail.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1959	No basketball hoops. Wall climbing aparatus in good condition. Accordion fold vinyl clad gym divider wall in poor condition but continues to operate. Needs to be replaced.	\$20,000.00
3.2.8	Washroom materials and finishes.	4	1968 1959 - 1964	Ceramic tile floor and around urinals painted concrete block walls and drywall ceiling. Quarry tile at floor and base painted concrete block walls and ceiling original prefinished Ceramic tile floor and wainscoting. Painted drywall on walls and ceiling.	
Other	Stage closure	2		Fabric drapery is badly ripped . Needs replacement.	\$12,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p>Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		Bldg. Section	Description/Condition	
		4		Combustible and non combustible, non sprinklered.	
		4		1 1/2 hr rated steel doors/frames between different building additions at corridors.	
		4		Adequate.	
		4		Adequate.	
		2		Not accessible at all building entrances (need 6 ramps) washrooms not accessible (need upgrade to 2 washrooms).	\$85,000.00
		4		CBE facility asbestos database report April 1999. Undertaken by Environmental Health Professionals Ltd. All damaged asbestos materials were removed in 1998.	
		4		None evident or reported.	
	Overall Bldg Interior Condition & Estim Costs				\$147,500.00

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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		No visible catch basins on site.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Frostproof hose bibs installed.	
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.	2	1959 1964 1968	Hydrant is existing. Siamese connection required for stand pipe system. Includes allowance for architectural work.	\$17,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe system complete with cabinet, hose and extinguisher provided.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguisher provided. Provide fire extinguisher cabinets for existing fire extinguishers. Includes allowance for architectural work.	\$8,000.00
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		Domestic cold water supply has adequate volume and pressure. System connected to city water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers supplied for stand pipe and domestic water systems. Backflow preventer provided for boiler makeup line.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures are satisfactory. Water closets with flush valves provided. Flush tank provided for stall urinals and enamel on cast iron lavatories hung off walls.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1959	Have adequate domestic hot water pressure and volume. Replace existing domestic hot water recirc pump. Existing tank and heater STATE CV-40NSR36 40 gallon storage and 36.0 MBH input.	\$1,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Roof drains connected to city storm system. Building sanitary sewer connected to city sewer system. 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	1959 1964 1968	Steam LIBERTY boiler with condensate tank and pump system provided. Adequate capacity however boiler is 40 years old and inefficient. Replace with new hot water boiler and related items. Includes allowance for architectural and electrical work.	\$192,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Heating control system for building not satisfactory. System is erratic due to boiler operation. Controls of terminal units appear to be operating satisfactory. Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air system appears to be functioning adequately.	
4.4.4	Treatment of water used in heating systems.	4		Condensate return for steam boiler is treated. Hot water system also has filter and chemical feed system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problem.	
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		Heating hot water and steam distribution systems appear satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	2	1959 1964 1968	Provide insulation for condensate line and some steam lines in tunnel.	\$7,500.00
4.4.10	Heat exchangers.	4		Steam to hot water heat exchanger operating satisfactorily. Hot water used for perimeter radiation in 1964 addition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Classroom unit ventilators on west, north and east perimeter classrooms should be replaced with hot water heating system and vented with central ventilation system. Fresh air inlets are located near grade thus dust enters room and plugs filters. Refer to 4.5.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Distribution system appears adequate however boiler control system may be creating comfort problems.	
4.4.13	Zone/unit heaters and controls.	4		Entrance fan coil units and unit heaters 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.	3	1959 1964 1968	Heat and vent air handlers installed in fan room. Each system consists of supply fan, steam heat coil, filter in mixing section and wet cells. Fan room used as return air and relief plenum. Existing central systems adequate. Provide central air handling system for classrooms with unit vents. Includes allowance for architectural and electrical work.	\$106,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outside air supply during time of evaluation appeared adequate. Unknown during winter months.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Interior zones and south classrooms satisfactory.	
4.5.4	Exhaust systems capacity and condition.	3	1959 1964 1968	Replace 2 roof exhausters for common washroom exhaust system. Includes allowance for architectural work.	\$7,000.00
4.5.5	Separation of out flow from air intakes.	4		Generally satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1959 1964 1968	Low side wall unit ventilators are provided for gym ventilation system. System ventilation is inadequate. Provide central vent unit with air supply at ceiling. Includes allowance for architectural and electrical work.	\$81,000.00
Other		4		Individual swamp coolers installed on roof for each classroom with west exposure.	

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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 systems appear to be operating satisfactorily.	
	4.5.8 Air filtration systems and filters.	4		Flat filters provided in each air handling unit.	
	4.5.9 Humidification system and components.	4		Swamp coolers provided for each air handler.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Improve ventilation system for north east zone. Refer to 4.5.1	
	Other	3		Makeup air unit in ceiling space of corridor not satisfactory. Very difficult to service unit. Relocate unit. Refer to 4.5.1. Includes allowance for architectural and electrical work.	\$15,000.00

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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	1959 1964	pneumatic control system generally provided throughout. Terminal unit and air handling unit generally satisfactory. Steam boiler controls inadequate. Use of new hot water boilers will improve system. Includes allowance for architectural work.	\$37,000.00
	Overall Mech Systems Condition & Estim. Costs				\$471,500.00

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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 600 amps. System was upgraded in 1991.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Minimal security lighting installed. Upgrade security lighting.	\$10,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by time clock / 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).	4		Fire alarm system is a Notifier system and is in good condition. System is tested annually as required by code. System is well maintained.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing system is in good condition. System is well maintained. 90% of system has been upgraded. Upgrade the remaining devices	\$4,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	All	Existing system is in good condition. System is well maintained. Exit lights upgraded in 1998, but not battery packs. Replace all battery packs.	\$8,000.00
	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 good condition. Most are not at capacity and have spare circuits available. Wireways are at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 30% of devices	\$3,000.00
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. 50% of fixtures have been upgraded, the remainder are typically from original construction. Lighting levels are as follows: Classroom - 45fc ; Hallways - 30fc ; Library - 70fc ; Offices - 70fc. 50% of remaining Light fixtures are to be replaced within 3 years	\$39,000.00
	5.4.2 Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site in the remaining fixtures. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$9,000.00
	5.4.3 Implementation of energy efficiency measures and recommendations.	4		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. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. 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).	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. No other systems are installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Network server installed in separate room. Installation is neat and clearly labeled.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$11,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No master clock system installed	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$94,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

School Facility Evaluation Project
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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	23		1863.9	20	80	1600.0	263.9	
7.2	Science Rooms/Labs	1		151	3	95	285.0	-134.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		299.6	2 3	130 90	530.0	-230.4	Including computer room.
7.4	Gymnasium (incl. gym storage)	1		388.6	1	570 57	627.0	-238.4	
7.5	Library/Resource Areas	1		352.3	1	300	300.0	52.3	
7.6	Administration/Staff, Physical Education, Storage Areas			660.6			679.0	-18.4	
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)			1670.5			1489.0	181.5	
	Overall Space Adequacy Assessment	29		5386.5	30		5510.0	-123.5	

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
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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments