Part I - Facility Profile and Summary

| School Name: | Haysbord | Elemen | ntary | | School Code: | 9316 |
|---------------|-------------------|------------------|----------------------------|--|--|-------------------------------------|
| Location: | 1123 - 87 | 7 Ave.SW | / | | Facility Code: | 1529 |
| Region: | South | | | | Superintendent: | Dr. Donna Michaels |
| Jurisdiction: | Calgary | | - | | Contact Person: | Leanne Soligo |
| | | | - | | Telephone: | 214-1121 |
| Grades: | K-6 | | | | School Capacity: | 300 |
| ing 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 |
| inal Building | 1959 | | 2270.70 | Wood frame walls, sloped and flat wood roofs, stucco and wood siding finish, | Low pressure steam boiler, Univent ventilation units in classrooms | CLC uses equivalent of 3 classrooms |
| tional | | | | | | |

| 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 | 1959 | | 2270.70 | Wood frame walls, sloped and flat wood roofs, stucco and wood siding finish, | Low pressure steam boiler, Univent ventilation units in classrooms | CLC uses equivalent of 3 classrooms |
| Additions/ Expansions | 1959 | | 637.80 | As above | As above | |
| | Total | | 2908.50 | | | |
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Evaluator's Name: Bol & Company: Bui

Bob Passmore, M.A.A.A. Building Science Specialists Ltd.

| Upgrading/ Modernization | | | |
|-----------------------------|--|--|--|
| (identify whether | | | |
| minor or major) | | | |
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| Portable Struct. | | | |
| (identify whether | | | |
| attached/perman. or | | | |
| free-standing/ | | | |
| relocatable) | | | |
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| List of Reports/ | CBE Facility Abestos Database, February 23, 1999 |
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| Supplementary | |
| Information | |
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| | Evaluation Components | Summary Assessment | Estim. Cost |
|---|---|--|-------------|
| 1 | Site Conditions | replace some areas of concrete playground resurface parking lot resurface fire access lane on west side | \$31,200 |
| 2 | Building Exterior | - repaint exterior | \$93,500 |
| 3 | Building Interior | repaint some areas of interior, corridors and washrooms replace some areas of ceiling tile, water damaged or dropping provide unisex handicapped washroom | \$36,000 |
| 4 | Mechanical Systems | provide new hot water tank replace boiler provide ventilation relief air to boiler room provide new condensate tank provide HVAC to office | \$62,000 |
| 5 | Electrical Systems | provide new fire alarm system and add heat detectors in tunnel replace phase conversion system for central exhaust add emergency lighting in tunnel | \$5,500 |
| 6 | Portable Buildings | - n/a | \$0.00 |
| 7 | Space Adequacy: | | |
| | 7.1 Classrooms | - slightly excessive 227.1 | |
| | 7.2 Science Rooms/Labs | - deficient -8.7 | |
| | 7.3 Ancillary Areas | - deficient -310.0 | |
| | 7.4 Gymnasium | - slightly excessive 46.0 | |
| | 7.5 Library/Resource Areas | - slightly excessive 67.5 | |
| | 7.6 Administration/Staff Areas | - slightly excessive 220.7 | |
| | 7.7 CTS Areas | | |
| | 7.8 Other Non-Instructional Areas (incl. gross-up) | - slightly excessive | |
| | Overall School Conditions & Estim. Costs | 452.5 | \$228,200 |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|-----------|---|--------|---|-------------|
| 1.1 | General Site Condions | | | |
| 1.1.1 | Overall site size. | | 2.02 hectares | |
| | | 4 | | |
| 1.1.2 | Outdoor athletic areas. | 4 | Playing fields shared with community center. A newer creative play area near east side entry. Basketball hoops and tetherball at south end of courtyard. | |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 3 | Several areas of heavily cracked concrete in courtyard and cracked sidewalk on east side which should be replaced. | \$19,200 |
| 1.1.4 | Site landscaping. | 4 | Combination of new and mature, with 5 new green ash and 5 spruces planted along east side | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Fenced to west and south sides Bike racks on site. | |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 4 | Water ponds on west side, site has little slope. | |
| 1.1.7 | Evidence of sub-soil problems. | 4 | None noted | |
| 1.1.8 | Safety and security concerns due to site conditions. | 4 | None noted | |
| Other | | | | |
| | | | | |

| 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). | _ | Access is by city street on north side of building. Main entry on east side. One on west side from parking lot. Student access through entries at courtyard. | |
| | | 4 | | |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 2 | Parking lot is paved, but heavily broken up Firelane is half dirt / half asphalt. Parking and firelane to be repaved. | \$9,000 |
| 123 | Bus lanes/dron-off areas (note whether on-site or off- | | On city street to north | |
| 1.2.0 | site). | 4 | | |
| 1.2.4 | Fire vehicle access. | | From lane to west. See 1.2.2 above. | |
| | | 3 | | |
| 1.2.5 | Signage. | | One surface mount sign on north face of Kindergarten. | |
| | | 4 | | |
| 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). | 3 | 22 staff parking stalls, 8 for CLC staff. Provide 2 Handicapped stalls. is available. | \$3,000 |
| 1.3.2 | Layout and safety of parking lots. | 4 | Lot is separated from sidewalk along school by railing and parking plug raceway | |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 2 | Staff lot is paved. Asphalt in very poor condition, resurfacing required. See 1.2.2. Above. | |
| 1.3.4 | Layout and safety of sidewalks. | 4 | City sidewalk to north. On site walks are separated from vehicular traffic. | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | Sidewalks are concrete. Some minor cracking noted. | |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | NW door is handicapped accessible. | |
| Other | | | | |
| | | | | \$04.000 |
| | Overall Site Conditions & Estimated Costs | | | \$31,200 |

| Building Exterior | Rating | | Comments/Concerns | Estim. Cost |
|---|---|--|---|--|
| Overall Structure | | Bldg. Section | Description/Condition | |
| Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 4 | 1959 | Minor shrinkage cracking noted in concrete slabs. | |
| Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | 1959 | No problems noted. | |
| Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | 1959 | No problems noted. | |
| | | | | |
| | | | | |
| Roofing and Skylights 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 | | Bldg. Section or Roof Section | Description/Condition/Age | |
| 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). | FI | 1959 | Roof requires replacement, several leaks noted on ceiling tiles. No report available.E20 | |
| Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | FI | 1959 | not reviewed | |
| Control of ice and snow falling from roof. | 4 | 1959 | Roof is sloped over classrooms and flat over core. Drainage is to internal drains and municipal system. | |
| Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | N/A | 1959 | None | |
| | | | | |
| | Building Exterior Overall Structure Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). Roof structure (i.e., signs of bending, cracking, voids, rust, stains). Roofing and Skylights 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 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). Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). Control of ice and snow falling from roof. Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | Building Exterior Rating Overall Structure Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). 4 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). 4 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). 4 Roof structure (i.e., signs of bending, cracking, voids, rust, stains). 4 Roofing and Skylights 4 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 5 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). FI Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). FI Control of ice and snow falling from roof. 4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). N/A | Building Exterior Rating Overall Structure Bidg. Section Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). 4 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). 4 Roof structure (i.e., signs of bending, cracking, settlement, voids, rust, stains). 4 Roof structure (i.e., signs of bending, cracking and Skylights 4 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 Bidg. Section or Roof Section inprovements (i.e., covering materials, membrane, insulation, other components). Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). 1959 Control of ice and snow falling from roof. 4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). 1959 | Building Exterior Rating Comments/Concerns Overall Structure and beams (i.e., signs of bending, cracking, beaving, settlement, voids, rust, stains). a Secion Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). a ISS9 Minor shrinkage cracking noted in concrete slabs. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). a ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). a ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). a ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). a ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). a ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). f ISS9 No problems noted. Roof structure (i.e., signs of bending, cracking, voids, rust, stains). f ISS9 Boor requires replacement, source or corroling groups noted. Roof the starts of stortes, components). rust, stains, chaubility of an upt-c-date replace methan to an the exetent possible, direc |

| 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, efflorescence, water stains). | 3 | 1959 | Stucco shows signs of cracking, lower horizontal siding is in very poor shape. Painting is required. | \$18,500 |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | 1959 | Soffits are cracking, painting required, see 2.3.1 above | |
| 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 | 1959 | No problems noted | |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | 1959 | Roof drainage is internal to municipal system | |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | 1959 | No problems noted | |
| Other | | 3 | 1959 | Cash Allowance for renovation of architectural finishes removed to replace the boiler. | \$75,000 |
| 2.4 | Exterior Doors and Windows | | Bldg. Section | Description/Condition | |
| 2.4.1 | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | 1959 | No problems noted | |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | 1959 | Hardware appears to be original and still functional. | |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | 1959 | Hardware appears to be original and still functional. | |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | 1959 | No problems noted, but the frames will be repainted as part of work in 2.3.1. | |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | 1959 | Hardware is still functional | |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | 1959 | No problems noted | |
| Other | | | | | |
| | Overall Bldg Exterior Condition & Estim Costs | | | | \$93,500 |

| 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, | | 1959 | Interior finishes are in fair to good condition. | |
| | spalling, paint peeling). | 4 | | | |
| | | | | | |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | | 1959 | No significant cracks or settlement noted, terrazzo floors are cracked but maintainable. Minor | |
| | | 4 | | settlement between concrete corridor floors and wood frame classroom floors. | |
| | | | | | |
| Other | | | | | |
| 3.2 | Materials and Finishes | | Blda. | Description/Condition | |
| | | | Section | | |
| 3.2.1 | Floor materials and finishes. | | 1959 | Floors in classrooms have been upgraded to sheet vinyl. West corridor is scheduled for new 12" VT | |
| | | 4 | | this summer. Rest of corridors are 9" VT. Office and Library (new 1 year old) are carpeted. CLC | |
| | | | | offices are carpeted. Water leak into gym has damaged an area of hardwood which will have to be | |
| 3.2.2 | Wall materials and finishes. | | 1959 | Walls are typically wood frame and plaster finish. Core walls are concrete block and plaster, painted. | \$5.000 |
| | | 3 | | Lower level of walls in wing corridors is varnished masonite paneling. Shelter room corridor, main | |
| | | | | corridor and washrooms require painting. | A (A A A A |
| 3.2.3 | Ceiling materials and finishes. | з | 1959 | Cellings are 12" celling tile glued to the underside of the root deck. Many tiles are sagging and require | \$10,000 |
| | | 5 | | | |
| 3.2.4 | Interior doors and hardware. | | 1959 | Interior doors are hollow core wood. Doors and hardware are original. Doors at fire separations are | |
| | | 4 | | hollow metal and on hooks. Panic hardware is as required. | |
| 3.2.5 | Millwork | | 1959 | Millwork is original. Most is in fair to good condition. Staff room millwork was upgraded last year. | |
| | | 4 | | | |
| | | - | | | |
| 326 | Fixed/wall mounted equipment (i.e., writing boards | | 1959 | Wall mounted equipment is original, but maintainable. New whiteboards through out | |
| 0.2.0 | tackboards, display boards, signs). | 4 | 1000 | | |
| | | 4 | | | |
| 227 | Any other fixed/mounted specialty items (i.e., CTS | | 1050 | Gum has climbing wall | |
| 3.2.7 | equipment gympasium equipment) | | 1959 | Gyn nas clinibing wall. | |
| | | 4 | | | |
| | | | 1050 | | AA AAA |
| 3.2.8 | Washroom materials and finishes. | | 1959 | Washroom finishes are ceramic file floors and painted plaster and concrete block walls. See 3.2.1 | \$6,000 |
| | | 3 | | above for parking. | |
| . . | | | | | |
| Other | | | | | |
| | | | | | |
| | | | | | |

| Section 3 | Building Interior - Overall Conditions | Rating | | Comments/Concerns | Estim. Cost |
|-----------|--|--------|-------------------------|--|-------------|
| 3.3 | Health and Safety Concerns 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. | | Bldg. <u>Section</u> | <u>Description/Condition</u> | |
| 3.3.1 | Building construction type - combustible or non- combustible, sprinklered or non-sprinklered. | 4 | 1959 | Building is of combustible and non-combustible construction. It is not sprinklered. | |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 4 | 1959 | Doors are hollow metal on hooks at fire separations to west corridor. Fire separations appear to be intact. | |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 4 | 1959 | Corridor walls are 8 inch concrete block. Doors to corridors and fire separations appear to meet code at time of construction. | |
| 3.3.4 | Exiting distances and access to exits. | 4 | 1959 | Appear to be adequate. | |
| 3.3.5 | Barrier-free access. | 3 | 1959 | No handicapped facilities in the building. Provide one unisex handicapped washroom | \$15,000 |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 4 | 1959 | The CBE Facility Asbestos Database indicates that asbestos is present in mudding on the elbows of insulated heating lines. Asbestos is also known to be in the transite board of the Univent heaters. The texture finish of corridor ceilings, washrooms and music room and walls in the library and gymnasium, contain asbestos. | |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 4 | 1959 | None noted. | |
| Other | | | 1959 | | |
| | Overall Bldg Interior Condition & Estim Costs | | | | \$36,000 |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|--|--------|------------------------|---|-------------|
| 4.1 | Mechanical Site Services | | Bldg. | Description/Condition | |
| 4.1.1 | Site drainage systems (i.e., surface and underground systems, catch basins). | 4 | <u>Section</u> 1959 | A single parking lot catch basin is connected to city storm sewers. | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 4 | 1959 | Hose bibbs are provided on all sides of the building. | |
| 4.1.3 | Outside storage tanks. | N/A | | None | |
| Other | | | | | |
| 42 | Fire Summession Systems | | Blda | Description/Condition | |
| 7.2 | | | Section | | |
| 4.2.1 | Fire hydrants and siamese connections. | | | None | |
| | | N/A | | | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 4 | 1959 | Standpipes are installed in the center of each corridor c/w hoses on reels. | |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | 1959 | Pressurized water extinguishers are installed next to each standpipe. Type ABC drychemical or carbon dioxide extinguishers are installed in the service rooms and staff room, | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | N/A | | None | |
| Other | | | | | |
| | | | J | | |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|---|--------|------------------------|---|-------------|
| 4.3 | Water Supply and Plumbing Systems | | Bldg. | Description/Condition | |
| 4.3.1 | Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply). | 4 | <u>Section</u> 1959 | A 4" dia. iron water supply from city mains is provided. Supply, quality and pressure is good. | |
| 4.3.2 | Water treatment system(s). | n/a | | None | |
| 4.3.3 | Pumps and valves (including backflow prevention valves). | 5 | | A meter c/w bypass is installed. Backflow protection is provided on the domestic water, fire and boiler feedwater lines c/w necessary valving. | |
| 4.3.4 | Piping and fittings. | 4 | 1959 | Water piping is original galvanized or copper with soldered fittings. | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 4 | 1959 | Water closets are regular rim with flush valves. Urinals are stall type with flush tanks. Lavatories are wall hung Classroom sinks are countertop enamelled steel. Mop and slop sinks are molded stone. Drinking fountains are single bubbler type. Condition is good | |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 3 | 1959 | An old gas fired tank type water heater is provided. It will require replacement. | \$500 |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 4 | 1959 | Sanitary and storm drainage piping is hub and spigot type. A submersible pump equipped sump is located in the boiler room for lower floor drainage. | |
| Other | | | | | |
| | | | | | |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|---|--------|-------|---|-------------|
| 4.4 | Heating Systems | | Bldg. | Description/Condition | |
| 4.4.1 | Heating capacity and reliability (including backup capacity). | 3 | 1959 | A low pressure steam system is installed. The boiler is rated at 2,250 MBH. It is an old low efficiency Lethbridge fire tube type that has been converted from coal to gas. It has Asbestos insulation. Heating terminals are unit ventilators and radiator convectors. Capacity is adequateThere is no back-up. The boiler should be replaced. | \$45,000 |
| 4.4.2 | Heating controls (including use of current energy management technology. | 4 | 1959 | The heating system uses pneumatic controls. A control compressor c/w a dryer is provided. | |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 3 | 1959 | Combustion air is provided by a duct from a wall louver to 12" above the floor. No ventilation relief is provided as required by the gas code. | \$1,000 |
| 4.4.4 | Treatment of water used in heating systems. | 4 | 1959 | The condensate tank has a funnel for addition of chemicals. | |
| 4.4.5 | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 4 | 1959 | The boiler has a low water cutoff and a pressure relief valve. The condensate tank has a float controlled water feeder. | |
| 4.4.6 | Heating air filtration systems and filters. | 4 | 1959 | The unit ventilators have filters in the air stream. | |
| 4.4.7 | Heating humidification systems and components. | N/A | | None provided. | |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|---|--------|------------------------|--|-------------|
| 4.4 | Heating Systems (cont'd) | | Bldg. | Description/Condition | |
| 4.4.8 | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 4 | <u>Section</u> 1959 | Steam at low pressure is distributed to the unit ventilators and radiator convectors. Condensate and steam piping runs in tunnels below the corridors. | |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 4 | 1959 | The steam mains are insulated with asbestos. | |
| 4.4.10 | Heat exchangers. | N/A | | None | |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | 4 | 1959 | Mixing dampers are used in the unit ventilators. | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 4 | 1959 | Occupied rooms generally have thermostat controlled heating terminals. No problems were reported. | |
| 4.4.13 | Zone/unit heaters and controls. | 4 | 1959 | Unit ventilators have pneumatic thermostats. No problems were reported. | |
| Other | Condensate tank and pump. | | 1959 | The heating system uses an old single pump condensate tank. It will require replacing | |
| | | 3 | | | \$3,500 |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|---|--------|---------|--|-------------|
| 4.5 | Ventilation Systems | | Bldg. | Description/Condition | |
| 454 | | | Section | News way deal | |
| 4.5.1 | Air nandling units capacity and condition. | | | None provided. | |
| | | n/a | | | |
| | | n/a | | | |
| | | | | | |
| 4.5.2 | Outside air for the occupant load (if | | 1959 | Classrooms and other rooms have unit ventilators that bring outside air into the room. Actual quantity | |
| | possible, reference criw/occupanty. | 2 | | ventilation. The admin. areas have opening windows only. A HVAC system should be provided | ¢10.000 |
| | | 3 | | | φ12,000 |
| | | | | | |
| 4.5.3 | Air distribution system (if possible, reference | | 1959 | None. The building uses an exhaust system for ventilation Only the unit ventilators provide make- | |
| | number of air changes/nour). | | | up air. | |
| | | 4 | | | |
| | | | | | |
| 4.5.4 | Exhaust systems capacity and condition. | | 1959 | The washrooms and all other rooms have air removed by exhaust fans. Capacities appear adequate. | |
| | | | | | |
| | | 4 | | | |
| | | | | | |
| 4.5.5 | Separation of out flow from air intakes. | | 1959 | Seperation is good. | |
| | | | | | |
| | | 5 | | | |
| | | | | | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust | | | None | |
| | systems (i.e., kitchen, labs, CTS areas). | | | | |
| | | N/A | | | |
| | | | | | |
| Other | | | | | |
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| Sec | tion 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----|--------|--|--------|---------|-----------------------|-------------|
| | 4.5 | Ventilation Systems (cont'd) | | Bldg. | Description/Condition | |
| | 4.5.7 | Note: Only complete the following items if there are separate ventilation and heating systems. Ventilation controls (including use of current energy management technology). | N/A | Section | None | |
| | 4.5.8 | Air filtration systems and filters. | N/A | | Not applicable | |
| | 4.5.9 | Humidification system and components. | N/A | | None | |
| | 4.5.10 | Heat exchangers. | N/A | | None | |
| | 4.5.11 | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | N/A | | None | |
| | Other | | | | | |

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|---|--------|----------------|---|-------------|
| 4.6 | Cooling Systems | | Bldg. | Description/Condition | |
| 4.6.1 | Cooling system capacity and condition (i.e., chillers, cooling towers, condensers). | N/A | <u>Section</u> | None | |
| 4.6.2 | Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | N/A | | Not applicable | |
| 4.6.3 | Cooling system controls (including use of current energy management technology). | N/A | | Not applicable | |
| 4.6.4 | Special/dedicated cooling systems (i.e., labs, CTS areas). | N/A | | None | |
| Other | | | | | |
| 4.7 | Building Control Systems | | Bldg. | Description/Condition | |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | 4 | 1959 | None. A chronotherm is used to lower building temperatures during unoccupied hours. | |
| | Overall Mech Systems Condition & Estim. Costs | | | | \$62,000 |

| Section 5 | Electrical Systems | Rating | Commen | ts/Concerns | Estim. Cost |
|-----------|--|--------|------------------|---|-------------|
| 5.1 | Site Services | | Bldg. | Description/Condition | |
| 5.1.1 | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 4 | 1959 | Service is run underground from overhead utility lines to a 400 ampere 1 phase 240 volt main switch in a main floor electrical room. Service is near capacity. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 4 | 1959 | Hid fixtures are provided at the east and west entrys and on the south side. A wall mounted HID is used to illuminate the parking lot. | |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 4 | 1959 | Nineteen duplex vehicle plug-ins are provided on the sides of the parking lot. | |
| 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). | 3 | 1959 | A new fire alarm system c/w control panel, trouble supervision, battery back-up, heat detectors, pull stations and strobe alarms is installed. The tunnels have inadequate heat detectors. The system is regularly tested. Add detectors. | \$1,500.00 |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 3 | 1959 | New battery packs c/w single and dual remote heads are located throughout the building. The tunnels do not have emergency lighting. Add emergency lighting to the tunnel. | \$1,000.00 |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 5 | 1959 | New illuminated exit signs including directional signs are provided for all exits. They are wired to the emergency battery packs, | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Commen | ts/Concerns | Estim. Cost |
|-----------|---|--------|-------------------------|--|-------------|
| 5.3 | Power Supply and Distribution | | Bldg. Section | Description/Condition | |
| 5.3.1 | Power service surge protection. | 4 | 1959 | The recently installed computer system has surge protection provided. Building power has no surge protection. | |
| 5.3.2 | Panels and wireways capacity and condition. | 4 | 1959 | Many panelboards have had new circuit breakers installed filling in all spaces. Many are not connected to anything. Some 3 phase breakers are installed. | |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | N/A | | None | |
| 5.3.4 | General wiring devices and methods. | 4 | 1959 | Grounded receptacles are installed. Devices are generally in good condition | |
| 5.3.5 | Motor controls. | 4 | 1959 | Motors are equipped with magnetic starters and stop/start stations. Small motors have thermal switches. | |
| Other | | | | | |
| 5.4 | Lighting Systems | | Bldg. <u>Section</u> | Description/Condition | |
| 5.4.1 | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3 | 1959 | The building primarily uses fluorescent fixtures with some service and storage areas using incandescent fixtures. Most fluorescent lighting fixtures have been replaced with fixtures using T-8 lamps. Service rooms, tunnels and storage have incandescent fixtures. Light levels are as follows : gymnasium - 592 lux, stage - 215 lux, offices - 538 lux, library - 753 lux, corridors - 269 lux, science room - 430 lux, ECS room - 646 lux. Replace incandescent fixtures in the tunnels. | \$2,000.00 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 5 | | Ballasts do not have P.C.Bs. | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | 1959 | New energy efficient fixtures are installed in most areas. Replace phase conversion system and motor for the central exhaust fan in the tunnel. | \$1,000 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Commen | ts/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 | 1959 | Telephone system has adequate capacity and is in good condition | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | 1959 | A public address system with speakers in all areas is installed. A telephone intercom system is installed. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 5 | 1959 | The new computer system is wired to all classrooms, library and office area. A computer lab is provided. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 5 | 1959 | Network cabling is installed in concealed metal conduit. | |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 5 | 1959 | The new computer system service and distribution is from a storage room in the library. The room was not locked. | |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 5 | 1959 | The computer system hub is on dedicated circuits. The computers do not have dedicated circuits. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Commen | nts/Concerns | Estim. Cost |
|-----------|--|---------|---------|---|-------------|
| 5.6 | Miscellaneous Systems | | Bldg. | Description/Condition | |
| 5.6.1 | Site and building surveillance system (if applicable). | N/A | Section | None | |
| 5.6.2 | Intrusion alarms (if applicable). | 4 | 1959 | A motion detector surveillance system is installed in the corridors. It is connected to a central station for unoccupied hours. | |
| 5.6.3 | Master clock system (if applicable). | | | None | |
| Other | Program co-ordinator | N/A | 1959 | A program controller is located in the general office to sound the call bells automatically. | |
| 5.7 | Flouriers/Displad Lifes (If applicable) | 5 | | | |
| 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 | | None | |
| 5.7.2 | Condition of elevators/lifts. | N/A | | Not applicable | |
| 5.7.3 | Lighting and ventilation of elevators/lifts. | N/A | | not applicable | |
| | | 1 1// 1 | | | |
| Other | | | | | |
| | | | | | |
| | Overall Elect. Systems Condition & Estim Costs | | | | \$5,500 |

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School Facility Evaluation Project

School_Harold Panabaker Jr. High Date_March 22, 2000

| Section 6 | Portable Buildings | Rating | Comments/Concerns | Estim. Cost |
|-----------|--|--------|-------------------|-------------|
| | Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions. | N/A | None | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | N/A | None | |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | N/A | None | |
| 6.1.3 | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains). | N/A | None | |
| 6.1.4 | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals). | N/A | None | |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | N/A | None | |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | N/A | None | |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | N/A | None | |
| 6.1.8 | Heating system. | N/A | None | |
| 6.1.9 | Ventilation system. | N/A | None | |
| 6.1.10 | Electrical, communication and data network systems. | N/A | None | |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | N/A | None | |
| 6.1.12 | Barrier-free access. | N/A | None | |
| | Overall Portable Bldgs Condition & Estim Costs | | | \$0.00 |

| | Space Adequacy | This Facility | | | Equiv. New Facility | | | Surplus/ | |
|-----------|---|---------------|-------|------------|---------------------|-------|------------|------------|-------------------------------------|
| Section 7 | | No. | Size | Total Area | No. | Size | Total Area | Deficiency | Comments/Concerns |
| 7.1 | Classrooms | 11 | | 867.1 | 8 | 80.0 | 640.0 | 227.1 | |
| | | | 79.8 | | | | | | |
| | | | 69.7 | | | | | | |
| 7.2 | Science Rooms/Labs | | | | | | | | |
| | | 1 | | 86.3 | 1 | 95.0 | 95.0 | -8.7 | |
| 7.3 | Ancillary Areas (i.e. Art. Computer Labs | | | | | | | | |
| | Drama, Music,) | | | | 1 | 130 | 210.0 | 210.0 | |
| | | | | | 2 | 90 | 310.0 | -310.0 | |
| 7.4 | Gymnasium (incl. gym storage) | | | 321.0 | | | 275.0 | 46.0 | |
| | Cumposium (incl. gum storage) | | 207.4 | | | 250.0 | | | |
| | Gymnasium (mci. gym storage) | | 96.4 | | | 200.0 | | | |
| | | | 8.6 | | | 25.0 | | | |
| 7.5 | Library/Resource Areas | | | | | | | | |
| | | | 207.5 | 207.5 | | | 140.0 | 67.5 | |
| | | | | | | | | | |
| 7.6 | Administration/Staff, Physical Education, | | | | | | | | |
| | Storage Areas | | | 568.7 | | | 348.0 | 220.7 | |
| | | | | | | | | | |
| | Sub-Total | | | 2050.6 | | | 1808.0 | 242.6 | |
| | | | | 2000.0 | | | 1000.0 | 242.0 | |
| 7.7 | CTS Areas | | | | | | | | |
| | 7.7.1 Business Education | | | | | | | | |
| | | | | | | | | | |
| | 772 Homo Economico | | | | | | | | |
| | 7.7.2 Home Economics | | | | | | | | |
| | | | | | | | | | |
| | 773 Industrial Arts | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | 7 7 4 Other CTS Programs | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 7.8 | Other Non-Instructional Areas (i.e., | | | | | | | | |
| | circulation, wall area, crush space, wc | | | 957.0 | | | 649.0 | 200.0 | |
| | area) | | | 001.9 | | | 040.0 | 209.9 | |
| | | | | | | | | | |
| | Overall Space Adequacy Assessment | 12 | | 2908.5 | 12 | | 2456.0 | 452.5 | CLC uses equivalent of 3 classrooms |

| 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 |
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| Evaluation Component/ Sub-Component | Additional Notes and Comments |
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