School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

	School Name:	Huntington Hills Elementary				School Code:	9219
	Location:	820 - 64 Ave. NW				Facility Code:	1482
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	350

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	1967		2676.60	Masonry walls with brick exterior, glulam columsn and beams, open ceiling, sloped 2 x 6 T&G wood decking.	Heat vent systems with in duct furnaces	
Additions/ Expansions						
	Total		2676.60			

						Evaluator's Name:	Bob Passmore, M.A.A.A.
						& Company:	Building Science Specialists Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	CBE Facility Abestos Database, February 23, 1999					

School Facility Evaluation Project

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- provid	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- re-asphalt play area - provide fire lane and handicapped curb cuts - provide building signage		$30,750
2	**Building Exterior**	- provide safety cage to exterior ladder - provide new clerestorey lighting - repaint exterior doors - drainage system requires further review		$23,500
3	**Building Interior**	- repairs to interface of concrete and wood floors - new carpet to classrooms and corridors - some painting required - provide handicapped access		$236,500
4	**Mechanical Systems**	- provide backflow prevention - provide 4 new hot water tanks - upgrade existing fans and furnaces, replace humidifiers - provide new exhaust fans & provide new air intake louvers to central furnaces - replace condensing unit for science/music room		$75,600
5	**Electrical Systems**	- replace battery packs, replace emergency lights and connect to emergency power - provide additional lamping in most rooms - provide additional motion sensor to north entry		$77,900
6	**Portable Buildings**	- n/a		$0.00
7	**Space Adequacy:**			
	7.1 Classrooms	- slightly excessive	90	
	7.2 Science Rooms/Labs	-deficient	-95	
	7.3 Ancillary Areas	-slightly excessive	97.5	
	7.4 Gymnasium	-deficient	-178.9	
	7.5 Library/Resource Areas	-slightly excessive	126.2	
	7.6 Administration/Staff Areas	-deficient	-161.2	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	-deficient	-15	
	Overall School Conditions & Estim. Costs		-136.4	$444,250

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	1.56 hectares	
1.1.2	Outdoor athletic areas.	4	One ball diamond with small soccer pitch and one full size on lower level.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Newer creative play area, 3 basketball hoops set on asphalt., 6 tetherball poles. Asphalt I has several low areas and is heavily cracked, overlay required.	$8,750
1.1.4	Site landscaping.	4	Mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence to complete perimeter of site. Bike racks are on west side of site.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	FI	Drainage away from building on all sides. Drainage over land from north of site, on west side to south. Large pond forms, flooding Gas Meter room.	
1.1.7	Evidence of sub-soil problems.	4	There is some minor slab subsidence around the perimeter of the building.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other		FI	Retaining wall between office pod and gymnasium is falling over. Review whether required.	

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	Drop off is at north end of east parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Teacher/visitor parking to east is paved.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site in parking lot.	
1.2.4	Fire vehicle access.	3	From east parking lot. There is no curb cut at fire access	$4,000
1.2.5	Signage.	1	There is no signage	$10,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	19 staff stalls, 8 visitor stalls no designated handicapped stall. Access to school from parking is via steep asphalt ramp to NE doors. Provide designated handicapped stall.	$3,000
1.3.2	Layout and safety of parking lots.	4	Fenced from play area.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt parking lot is well drained.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from parking to main entry doors and teacher entrance. Walkway to side of driveway..	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, well drained.	
1.3.6	Curb cuts and ramps for barrier free access.	1	Asphalt ramp to asphalt walkway, should be replaced with curb cut and one required in walkway to main entry.	$5,000
Other				
	Overall Site Conditions & Estimated Costs			$30,750

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	1967	Minor cracking in ceramic floor tiles at entries and washrooms, still maintainable.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1967	no problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1967	No evidence of problems	
Other					
2.2	**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 states of repair.***			**Description/Condition/Age**	
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).	FI	1967	Roof is SBS, in fair condition	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1967	Ladder to gymnasium roof requires safety cage	$2,000
		FI	1967	Roof drains to exterior downspouts, water drops to grade level splashpads and disperses. Water management required.	
2.2.3	Control of ice and snow falling from roof.	4	1967	Roofs slope to perimeter drains and downspouts.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1967	Clerestorey glazing in wood frames requires replacement over library and at light wells over pods.	$20,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	4	1967	No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1967 - 1959	Fascia appears to be new break shaped metal.	
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	1967 - 1959	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	FI	1967	Roof drains externally into downspout and splashpads, see 2.2.2 above.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1967	No evidence of problems	
Other					
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).	3	1967	Doors and hardware are original to building, paint required.	$1,500
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1967	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1967	Hardware functions as required	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1967	Windows are original to building, double glazed. All operable window locations are hopper style c/w screens.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1967	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).			No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$23,500

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, spalling, paint peeling).	4	1967	Walls are painted concrete block or demountable partiions. No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1967	Floors are concrete slab on grade, or suspended labs. Minor cracking noted at entry areas. Some wood framed areas. Noticeable shrinkage between concrete and wood, repairs required.	$4,000
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1967	Office has new carpet. Classroom areas are carpeted, with areas of VT at millwork with sinks. Corridors are carpeted. Washrooms and entries have ceramic tile. Carpet is showing age and unraveling at seams, replace in classrooms and corridors	$40,000
3.2.2	Wall materials and finishes.	3	1967	Walls are painted concrete block or demountable partitions. No major problems noted .Entry vestibules require paint	$1,000
3.2.3	Ceiling materials and finishes.	4	1967	Ceilings in classrooms and library are open to sloped wood decking. No problems noted. Office and staff areas have stippled ceilings (asbestos)	
3.2.4	Interior doors and hardware.	4	1967	There are very few doors in this building. Doors in fire separation to east wing are HM, with glazing. Doors to gym are HM. All others are wood in wood frames.	
3.2.5	Millwork	4	1967	Millwork is original, except for office which have been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1967	All tackboards and chalkboards are original - adequate. Pelace with white boards - CBE policy	$16,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1967	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	4	1967	Sinks are wall hung, Floors are ceramic tile, some cracking noted but maintainable. Partitions are original, but in good condition.	
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. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1967	Combination of combustible and non-combustible construction, Core area is mainly non-combustible, while classroom walls, floors and ceilings are combustible. Building is not sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1967	2 hour fire separations exist between core and east wing.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1967	2 hour separation	
3.3.4	Exiting distances and access to exits.	4	1967	Appear to be adequate.	
3.3.5	Barrier-free access.	1	1967	Facility is accessible, at NE entry. A lift between levels and the east wing would be required. There are no handicapped washroom facilities.	$175,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1967	CBE Facility Asbestos database indicates the presence of asbestos in stipple finish on ceilings. This must be a consideration as renovations are contemplated.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1967	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$236,500

Section 4	**Mechanical Systems**	Rating		Comments/Concerns	Estim. Cost
4.1	**Mechanical Site Services**		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1967	The parking lot has a catch basin. There is a catch basin in the lawn area to the south and two catchbasins in the playground to the north. All are connected to city mains. Most sections of the building have short rainwater leaders that discharge to grade	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1967	Each side of the building has non-freeze type wall hydrants.	
4.1.3	Outside storage tanks.	NA		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1967	The building has a standpipe system with hose cabinets throughout. Synthetic hoses, adjustable nozzles and type ABC dry chemical fire extinguishers are in the cabinets.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1967	Each hose cabinet has a fire extinguisher. There are type ABC hand extinguishers in the caretakers office, mechanical rooms, staff room, copier room, south furnace room and electrical room.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1967	The science room has a type ABC dry chemical extinguisher.	
Other					

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	1967	A 4"dia iron water supply line from city lines c/w master shutoff and valved bypass is located in a furnace room off the south electrical room.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1967	There is no backkflow protection on the domestic or fire supply lines. The space is very tight to work in. The backflow protection may have to be located elsewhere.	$9,000
4.3.4	Piping and fittings.	4	1967	Piping around the meter is galvanized pipe. Other visible water pipe is copper tubing with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1967	Water closets are regular rim, floor mounted with flush valves. Lavatories are wall hung, Urinals are stall type with flush valves. Classroom and staff room sinks are countertop stainless steel. A laundry tub is provided in the caretakers room. All fixtures are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1967	There are four gas fired tank type water heaters provided. The tanks are oversized and original and nearing the end of their life expectancy. They will require replacing.	$1,600
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1976	Storm and sanitary piping is hub and spigott cast iron and connected to city mains. A small sump with a submersible pump is located in the electrical room.	
Other					

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	1967	Each half of the building has a two zone heating/ventilation system with a fan cabinet, humidifier, filter sections, two gas fired duct furnaces with zone t'stats. A return/exhaust air fan with motorized dampers on the exhaust/ return/fresh air ducts is provided. Output is 270 MBH/furnace. . Major work will be required on the fans and furnaces.	$20,000
		3	1967	The gym. has a rooftop ventilation unit with gas fired duct furnaces and no return fan. A rooftop gas fired unit similar to the gym. unit is used to heat the science and music rooms.The fans will require major work.The four duct furnaces were replaced. Output is 270 MBH/furnce	$6,000
		3	1967	Each entrance to the classroom section has a downflow gas fire furnace in seperate rooms. Output is 68 MBH/furnace. These furnaces will require replaqcement.	$10,000
4.4.2	Heating controls (including use of current energy management technology.	4	1967	Each central furnace is controlled by a setback chronotherm.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1967	Only one of the entrance furnaces has a combustion air supply. None of the furnace rooms have ventilation relief as required by the gas code. Provide combustion air to the central furnace rooms and entrance furnace rooms. Provide relief air ventilation from all furnace rooms.	$10,000
4.4.4	Treatment of water used in heating systems.	NA		None	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	NA		Not applicable	
4.4.6	Heating air filtration systems and filters.	5	1967	Each central furnace unit and each entrance furnace has replaceable media filters	
4.4.7	Heating humidification systems and components.	3	1967	The two central ventilation units have spray type humidifiers. One furnace and the science/music rooms have drum type humidifiers that are not operating. The gym. unit does not have a humidifier. The humidifiers should be replaced in the furnaces.	$4,000

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	1967	All of the furnaces and central units deliver air through floor grilles and return air through wall grilles. The central library area is used to gather return air . The library has no dedicated air supply. Distribution systems are in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	NA		None	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1967	Each of the central units has motorized fresh air, exhaust and return air dampers.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1967	Comfort is generally good. Some drafts were reported in the offices from the floor grilles due to the constant running fans delivering room temperature air.	
4.4.13	Zone/unit heaters and controls.	NA		None	
Other					

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	1967	The heating system is also the ventilation system. See section 4.4 for a description.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1967	Actual outside air cfm/occupant is not known.The fresh air dampers have a positioner that can adjust the amount of fresh air brought into the system.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1967	Air changes are calculated to be approximately 6 per hour.	
4.5.4	Exhaust systems capacity and condition.	3	1967	The washrooms have roof exhausters. The ventilation unit return fans can exhaust large amounts of air. The gymnasium has a large roof exhauster. The science and music rooms each have roof exhausters. The exhaust fans will require major work.	$2,500
4.5.5	Separation of out flow from air intakes.	3	1967	Seperation is good in all cases. The air intake louvers to the central section furnaces have been damaged and should be replaced.	$2,500
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1967	A kiln hood exhaust fan is installed in the electrical room. The kiln has been removed.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	**Ventilation Systems (cont'd)**		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1967	See 4.4.2	
4.5.8	Air filtration systems and filters.	4	1967	See section 4.4.6	
4.5.9	Humidification system and components.	3	1967	See section 4.4.7	
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1967	See 4.4.8	
Other					
4.6	**Cooling Systems**		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	1967	The rooftop science and music room ventilation system has a direct expansion cooling coil piped to an adlacent condensing unit. The condensing unit will need major work or replacement.	$10,000
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1967	See 4.4.8	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1967	The science room has a heating/ cooling thermostat that operates the fan and the condensing unit	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1967	See 4.6.1	
Other					
4.7	**Building Control Systems**		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	5	1967	The heating and ventilaton systems are monitored from a remote location. System operation is controlled, temperature setback is provided and low temperature is monitored.	
	Overall Mech Systems Condition & Estim. Costs				$75,600

Section 5	**Electrical Systems**	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1967	Service at 3 phase 120/208v is underground from utility lines to a switchboard. The main switch is rated at 600 amp[eres. Maximum demand was 280 va. Location and access is good.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	1967	Each side of the building has wall mounted HID fixtures. Canopy incandescent fixtures are provided. The parking lot has pole mounted HID fixtures.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	1967	The parking lot has 20 duplex plug-ins in good condition. They do not operate above a set temperature.	
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).	5	1967	A current code compliant fire alarm system is installed. The control panel has an annunciator, battery backup, system supervision, and central station connection. Devices are located throughout the building. The system is tested annually	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1967	Emergency battery packs with attached and remote heads are provided in all areas. Many packs are old and not connected to the exit lights. The battery packs should be replaced	$2,400
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1967	Illuminated exit signs are located at all building exits. They are not connected to the emergency light battery packs. Replace exit lights and connect to battery packs.	$3,000
Other					

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.	4	1967	No surge proection is provided on the building power supply. The computer hub has surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	1967	Most panels have spare capacity. Wiring is run in metal conduit and is in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		None	
5.3.4	General wiring devices and methods.	4	1967	Receptacles are grounded type. Devices are in good condition.	
5.3.5	Motor controls.	3	1967	Large motors have magnetic starters. Most small motors have thermal switches.	$1,000
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1967	Most of the building uses fluorescent fixtures. Some incandescent fixtures are used in the lobby and exterior canopys. Light levels were recorded as follows: central mechanical rooms - 216 lux, washroom - 216 lux, ECS - 270 lux, library - 216 lux, computer lab - 324 lux, science room - 324 lux, music stores room - 108 lux, copier room - 432 lux, gymnasium - 162 lux, main lobby - 108 lux, offices - 432 lux, classrooms - 270 lux, staff room - 538 lux. Replace lamps to raise light levels in most rooms. See 5.4.3.	$1,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1967	Many fixtures may have ballasts with P.C.Bs. See 5.4.3	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1967	A procedure to de-lamp fixtures has benn implimented. Fluorescent fixture lamps are 34 watt type. Replace all fluorescent fixtures with T-8 lamp equipped fixtures.	$70,000
Other					

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	1967	The telephone system has adquate capacity and reliability.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1967	A telephone intercom system is provided throughiut the building. A public address system is installed with speakers in all areas and controller in the general office.. A central coaxial cable television is installed in the school c/w antenna. It is not used.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1967	A new computer system with internet connection is provided with outlets in all areas.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1967	Network cabling is run in conduit. It is generally concealed within building construction.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1967	The telephone service is installed in the electrical room. Capacity and condition is good. The computer hub and telephone distribution is located in the caretakers office. Ventilation is adquate. Security is poor.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1967	A new panelboard providing dedicated circuits for the computer hub and computer lab are installed.. Other locations are on general circuits.	
Other					

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).	NA		None	
5.6.2	Intrusion alarms (if applicable).	3	1967	A motion sensor system is installed in the building. The north entrance requires a sensor. A central station connection is provided to monitor the system during unoccupied hours.	$500
5.6.3	Master clock system (if applicable).	4	1967	The building has a master clock system. Only three clocks are on the system.	
Other	Program co-ordinator	5	1967	A controller is installed in the general office to automatically sound the call bells.	
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	NA		None	
5.7.2	Condition of elevators/lifts.	NA		Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.	NA		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$77,900

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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12		890.0	10	80.0	800.0	90.0	
			79.2						
			79.6						
			46.4						
			75.1						
			82.5						
			82.2						
7.2	Science Rooms/Labs			0.0	1	95.0	95.0	-95.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		194.5	1		97.0	97.5	
	Music		97.0						
	Art		97.5						
7.4	Gymnasium (incl. gym storage)	1		294.1	1		473.0	-178.9	
	Gymnasium		228.2			430.0			
	Stage		55.7						
	Storage		10.2			43.0			
7.5	Library/Resource Areas	1		286.2	1		160.0	126.2	
	Library		190.3						
	Reading		95.9						
7.6	Administration/Staff, Physical Education, Storage Areas			219.8			381.0	-161.2	
	Administration/Staff		129.4			247.0			
	Physical Education		11.1			70.0			
	Storage		79.3			64.0			
	Sub - Total			1884.6			2006.0	-121.4	
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)			792.0			807.0	-15.0	
	Overall Space Adequacy Assessment	14		2676.6	12		2813.0	-136.4	

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

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