# School Facility Evaluation Project

## Part I - Facility Profile and Summary



School Name: W.R. Myers (Does Not Include D.A. Ferguson)
School Code: 6606
Location: Taber
Facility Code: 162

Region: South
Superintendent Mr. Eric Johnson
Jurisdiction: Horizon
Contact Person: Andy Tuveson
Div #67
Telephone: 403-223-3547

Grades: 11&12
School Capacity: 890

| 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** | 1949 | 3 | 2798 | Concrete foundation walls and footings.<br>Concrete and brick walls. Wood frame floors & roof. | Two steel tube boilers @ 92kw output<br>Two make up air units | Note: This evaluation covers W. R. Meyers only and does not include D.A.Ferguson. |
| | 1960 | 1 | 1801 | Concrete piles and grade beams. Precast concrete columns and beams. Wood deck, brick veneer. | Shelve A duct units | |
| | 1965 | 1 | 1206 | Concrete piles and grade beams, Precast concrete columns, steel joists and roof deck, brick veneer. | Shelv A duct units. | |
| | 1967 | 2 | 2146 | Concrete piles and grade beams. Precast concrete columns and floor beams, concrete floor, wood roof deck, brick veneer. | Shelv A duct units | |
| | 1996 | 1 | 981 | Concrete foundation, steel columns, beams, joists and roof deck, brick veneer walls | | |

Evaluator's Name: Ed Lehbauer
& Company: Hirano & Heaton Architects Lt

| | | | | | | |
|---|---|---|---|---|---|---|
| **Upgrading/ Modernization (identify whether minor or major)** | 1997 | 3 | | Finishes upgrade to 1949 building and 1960 corridors. | | |
| **Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)** | N/A | | | | | |

| | |
|---|---|
| **List of Reports/ Supplementary Information** | N/A |

| | Evaluation Components | Summary Assessment | Estim. Cost |
|---|---|---|---|
| 1 | **Site Conditions** | Poor drainage in athletic fields. Fence posts and rails in poor condition. Open drainage ditch should be covered. Costs are included in D.A. Ferguson evaluation | $15,000.00 |
| 2 | **Building Exterior** | Some minor cracking in fascia, repointing of bricks in 1949 level required. walls require additional insulation. All exterior doors and hardware should be replaced. Windows and frames to be replaced in 1965/67 sections. | $105,000.00 |
| 3 | **Building Interior** | Interior walls and partitions and floors are in reasonable condition. Materials and finishes for floors, walls and ceilings should be replaced in all areas. Interior doors are dated and worn out, will have to be replaced with rated doors and frames including hardware. All new millwork is required in sections 1965 and 1967. Washrooms to be upgraded with new ceramic tile floors and walls, stalls have to be replaced. 1967 section requires vertical lift. | $765,000.00 |
| 4 | **Mechanical Systems** | Being recently modernized, the mechanical system is in good condition, it should be expanded to handle the 5 remaining classrooms in the 1955 wing. | $169,000.00 |
| 5 | **Electrical Systems** | Main service is in good condition with space capacity. Additional exterior lighting is required. Vehicle plug-ins are required. Life safety in 1965. Addition requires upgrading. Classrooms require additional power and a lighting upgrade. | $315,000.00 |
| 6 | **Portable Buildings** | N/A | |
| 7 | **Space Adequacy:** | | |
| | **7.1 Classrooms** | The classroom numbers are lower than required and size is under standard. | |
| | **7.2 Science Rooms/Labs** | The number of science classrooms is within standard size of the classrooms is under standard. | |
| | **7.3 Ancillary Areas** | 2 rooms are presently supplied in the building. 4 additional is standard but because of oversupply in other areas the standards can be met. | |
| | **7.4 Gymnasium** | Gymnasium area sizes slightly under standard. | |
| | **7.5 Library/Resource Areas** | Library area is slightly under sized. | |
| | **7.6 Administration/Staff Areas** | Administration is 30% under sized. | |
| | **7.7 CTS Areas** | Spaces provided exceed requirements but in light of sharing spaces for shortcomings in classrooms etc. the usage works out. | |
| | **7.8 Other Non-Instructional Areas (incl. gross-up)** | Although at first glance area is excessive vs standard one has to keep in mind a large lunch room and associated facilieies are provided thus skewing the area calculations for this area. | |
| | **Overall School Conditions & Estim. Costs** | | $1,369,000.00 |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| **1.1** | **General Site Condions** | | | |
| 1.1.1 | Overall site size. | 3 | Inadequate due to an intensive school population as 2 schools share this city block.<br>Site area = 6 acres | |
| 1.1.2 | Outdoor athletic areas. | 3 | Poor drainage, requires levelling, undersized for number of students. Costs included in D.A. Ferguson. | |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 4 | Baseball backstop, goal posts - under re-development | |
| 1.1.4 | Site landscaping. | 4 | West and south - Mixed trees O.K.<br>East side - re-developed 1997/98 O.K. | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | 1 flagpole - Shared<br>North side bike racks - capacity 40 bikes | |
| | | 3 | East side - Chain link fence in good condition<br>South and west side 6 x 6 posts and rails - Poor condition; replace. Cost in D.A. Ferguson | $10,000.00 |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | | | |
| 1.1.7 | Evidence of sub-soil problems. | 4 | 1988 Weeping tile installed. 1949 and 1965 wing (Myers) | |
| 1.1.8 | Safety and security concerns due to site conditions. | 3 | Open drainage ditch - Town property - north side.<br>Install culverts. Costs included in D. A. Ferguson | $5,000.00 |
| Other | | | | |
| **1.2** | **Access/Drop-Off Areas/Roadways/Bus Lanes** | | | |
| 1.2.1 | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4 | Acess for buses only in turning loop in the main street. | |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | N/A | None | |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | 4 | On site buses only. (Myers has some gravel staff parking on east side). | |
| 1.2.4 | Fire vehicle access. | 4 | North and west sides - Town roads adequate for access. | |
| 1.2.5 | Signage. | 4 | Large sign on main entrance. | |
| 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). | 4 | No staff or student parking. All parking on streets - Town | |
| 1.3.2 | Layout and safety of parking lots. | | N/A | |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 4 | Roof drainage system runs to a swale connected to the Town storm drains. Gym roof runs to a dry well. Swale causes some grass deterioration. Proposal is in for drainage north to 56 Avenue storm system. | |
| 1.3.4 | Layout and safety of sidewalks. | 4 | OK - Curb cuts - Wheelchair access. | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | Concrete - OK | |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | In place on East Side - Wheelchair accessable H/C parking stall on East Side. | |
| Other | | | | |
| | **Overall Site Conditions & Estimated Costs** | | | $15,000.00 |

| 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 | 1949 | Floor deflection due to wood floor joists. | $18,000.00 |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 3 | 1960 | 1960 Section - D.A. Ferguson - Perimeter concrete facia - Signs of minor cracking - Monitor (Costs in D.A. Ferguson report) | $5,000.00 |
| | | 3 | 1949 | Re-pointing of on bricks at upper back required | $5,000.00 |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | all | No concerns indicated | |
| Other | | | | | |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.2** | **Roofing and Skylights**<br>***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.*** | | **Bldg. Section or Roof Section** | **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). | 4 | 1967 | Roof membrane replaced 1989 2 ply SBS | |
| | | 5 | 1949 | Replaced 1998 2 ply SBS | |
| | | 5 | 1996 | 2 ply torch on SBS - 1" figreboard O.K. | |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | 4 | 1949 | Hatch access - 3rd floor adjacent to 303/304.<br>〃 | |
| | | 9 | all | All other exterior ladders. - all exhausts are curbed. Downspouts external and internal. Internal drains from Gym areas under review for draining to north side storms. | |
| 2.2.3 | Control of ice and snow falling from roof. | 4 | 1996 | West side under review for installation of snow guards | |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | 4 | All | All skylights removed. (200) with exception of 2 in 1996 Section performing well. | |
| 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, effluorescence, water stains). | 4 | 1949 | East face - water damage exterior. R38 Installed in walls. .<br>R21 other areas | |
| | | 3 | 1965 | Additional insulation. | $5,000.00 |
| | | 3 | 1967 | Requires additional insulation | $5,000.00 |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | 1967 | Plywood soffit<br>No concerns | |
| 2.3.3 | Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy). | N/A | | None | |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | | See previous section<br>Section 2.2.2 | |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | | No concerns noted | |
| 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 | 1965 | Require new exterior doors on all sides. | $5,000.00 |
| | | 3 | 1967 | Require new exterior doorson all sides | $5,000.00 |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 3 | All | All new hardware for above | $16,000.00 |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 3 | All | New panic hardware required. | $6,000.00 |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 3 | 1965 | 1965 - Needs new windows - Aluminum framed | $17,500.00 |
| | | 3 | 1967 | Needs new windows - aluminum framed | $17,500.00 |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | N/A | | None | |

| Section 2 | Building Exterior | Rating | | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|---|
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | N/A | | None | |
| Other | | | | | |
| | **Overall Bldg Exterior Condition & Estim Costs** | | | | $105,000.00 |

| 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 | All | No concerns noted. | |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 4 | All | No concerns noted. | |
| Other | | | | | |
| **3.2** | **Materials and Finishes** | | **Bldg. Section** | **Description/Condition** | |
| 3.2.1 | Floor materials and finishes. | 3 | 1949 | Upper 2 floors need new floor coverings | $74,000.00 |
| | | 3 | 1965 | Needs new floor coverings | $48,000.00 |
| | | 3 | 1967 | Needs new floor coverings | $110,000.00 |
| | | 3 | 1965/67 | Classrooms need painting including doors and frames | $24,000.00 |
| | | 3 | 1967 | Classrooms need painting including doors and frames | $24,000.00 |
| 3.2.3 | Ceiling materials and finishes. | 4 | All | No concerns noted. | |
| **3.2** | **Materials and Finishes (cont'd)** | | **Bldg. Section** | **Description/Condition** | |
| 3.2.4 | Interior doors and hardware. | 3 | 1965/67 | All new rated doors and hardware to be replaced. | $18,000.00 |
| | | 3 | 1967 | All new rated doors and hardware to be replaced. | $18,000.00 |
| 3.2.5 | Millwork | 3 | 1965/67 | All new millwork required. Existing dated and in poor condition | $118,500.00 |
| | | 3 | 1967 | All new millwork required. Existing dated and in poor condition | $118,500.00 |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 3 | 1965 | 50% white boards and tackboards required. | $11,000.00 |
| | | 3 | 1967 | 50% white boards and tackboards required. | $11,000.00 |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 3 | | GYM, needs new bleachers | $55,000.00 |
| 3.2.8 | Washroom materials and finishes. | 3 | 1949 | Washrooms in poor condition. Upgrade - ceramic tils and new stalls | $40,000.00 |
| | | 3 | 1965 | Washrooms in poor condition. Upgrade - ceramic tils and new stalls | $40,000.00 |
| 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 | All | Combustible, non sprinklered | |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 3 | All | Fire rated doors required. See 3.2.4 | |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 3 | 1965/67 | Requires labelled doors, closures etc.<br>See 3.2.4 | |
| 3.3.4 | Exiting distances and access to exits. | 4 | All | Acceptable | |
| 3.3.5 | Barrier-free access. | 3 | 1967 | Upper floor - requires vertical lift | $55,000.00 |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 4 | All | All asbestos removed, audit performed 1990/91 | |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 3 | All | Lack of conditioned air<br>See 4.4.1 | |
| Other | | | | | |
| | **Overall Bldg Interior Condition & Estim Costs** | | | | $765,000.00 |

| 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). | 2 | All | Surface run-off, now town storm system. Spring thaw results in an icing condition on bus loop | $100,000.00 |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 4 | All | Irrigation on entire site fed from Town water system, meters located in school | |
| 4.1.3 | Outside storage tanks. | N/A | | | |
| Other | | | | | |
| **4.2** | **Fire Suppression Systems** | | Bldg. Section | Description/Condition | |
| 4.2.1 | Fire hydrants and siamese connections. | 4 | All | 1 Fire hydrant at south face of building within 90 meters. Building is not sprlinklered and therefore no siamese connection exists. | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | N/A | | | |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 5 | All | Fire extinguishers located in cabinets throughout | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | 4 | All | Storage cabinets in science program | |
| 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). | 3 | All | Town water feeds 2 - 50mm services, cast iron, adjacent school has experienced leaks. | $12,000.00 |
| 4.3.2 | Water treatment system(s). | N/A | | None | |
| 4.3.3 | Pumps and valves (including backflow prevention valves). | 5 | All | No backflow protection, acceptable to local municipality. | |
| 4.3.4 | Piping and fittings. | 5 | All | Water - copper above and below grade, most below grade piping was abandoned during upgrade.<br>Sanitary - Cast iron above and below grade | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 3 | 1955 | Fixtures have reached life expectancy. | $17,000.00 |
| | | 4 | All Others | New fixtures throughout in good condition | |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 5 | All | 265 L, 41 Kw commercial water heaters in new basement mechanical room. | |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 4 | All | Sanitary ties into municipal system. Ground water sumps in 2 locations. Storm spills to grade | |
| 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). | 5 | All | Boilers upgraded in recent modernization. Two steel tube boilers @ 92 KW of heating output each. | |
| 4.4.2 | Heating controls (including use of current energy management technology. | 5 | All | Digital controls through-out | |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 5 | All | Acceptable | |
| 4.4.4 | Treatment of water used in heating systems. | 5 | All | Micron filter and pot feeder in place | |
| 4.4.5 | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 5 | All | All required failure alarms are in place | |
| 4.4.6 | Heating air filtration systems and filters. | N/A | | None | |
| 4.4.7 | Heating humidification systems and components. | N/A | | None | |

| 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). | 5 | All | Excellent condition | |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 5 | All | Excellent condition | |
| 4.4.10 | Heat exchangers. | 5 | All | Shell and utbe exchanger for high temp to heat pump loop. | |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | N/A | | N/A | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 5 | All | Excellent air distribution | |
| 4.4.13 | Zone/unit heaters and controls. | 5 | All | Digital controls throughout, individual controls throughout. | |
| Other | | 3 | 1965 | Old wing has 5 classrooms with gas fired unit ventilators. They should be abandonded and tied into the heat pump system. | $40,000.00 |

| 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. | 5 | All | Two gas fired make-up air units: MU-1 = 2648 L/S, MU-2 = 3304 L/S | |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 2 | 1965 | Five classrooms with minimal O/A | |
| | | 5 | All Others | Excellent conditin | |
| 4.5.3 | Air distribution system (if possible, reference number of air changes/hour). | 5 | All | Overhead duct distribution off heat pumps. | |
| 4.5.4 | Exhaust systems capacity and condition. | 5 | All | Acceptable | |
| 4.5.5 | Separation of out flow from air intakes. | 5 | All | Acceptable | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | 5 | 1997 | Kitchen is non-commercial with residential range hoods.<br>I.A. shop has been upgraded with dust collection, welding ex, paint booth, etc. | |
| | | 5 | 1965 | I.A. shop has been upgraded with dust collection, welding, paint booth, etc. | |
| Other | | 2 | 1965 | See 4.4. Other | |
| **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). | 5 | All | DDC system in place. | |
| 4.5.8 | Air filtration systems and filters. | 5 | All | H.P.'s 25mm thick thow away media.<br>Make-up air units - 50 mm thick throw-away media | |
| 4.5.9 | Humidification system and components. | N/A | | None | |
| 4.5.10 | Heat exchangers. | 5 | All | Make-up airs - Gas fired exchangers in acceptable condition. | |
| 4.5.11 | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | 5 | | Excellent | |
| Other | | | | | |

| 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). | 5 | All | Dry cooler works in conjunction with H.P.'s<br>Capacity is 423 KW heat rejected | |
| 4.6.2 | Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | 5 | All | H.P.'s piping loop for heating and cooling feeds interonnected water source heat pumps | |
| 4.6.3 | Cooling system controls (including use of current energy management technology). | 5 | All | DDC system throughout | |
| 4.6.4 | Special/dedicated cooling systems (i.e., labs, CTS areas). | | | None | |
| Other | | | | | |
| **4.7** | **Building Control Systems** | | **Bldg. Section** | **Description/Condition** | |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | | All | DDC controls with load shedding and energy management is in place. | |
| | **Overall Mech Systems Condition & Estim. Costs** | | | | $169,000.00 |

| 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 | | 1200A 600V 3 $\phi$ 4W underground service is new and has adequate capacity for future expansion. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 3 | | Additional exterior lighting is required. | $5,000.00 |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 3 | | No vehicle plug-ins exist. Approximately 45 are required for present staff. | $5,500.00 |
| Other | | | | | |
| **5.2** | **Life Safety Systems** | | **Bldg. Section** | Description/Condition | |
| 5.2.1 | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested). | 2 | 1965 | Additional detectors are required in grade 10 wing. | $1,000.00 |
| | | 4 | 1949 | Fire alarm is in good condition | |
| | | 4 | 1960 | Fire alarm is in good condition | |
| | | 4 | 1987 | Fire alarm is in good condition | |
| | | 4 | 1998 | Fire alarm is in good condition | |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 2 | 1965 | Additional emergency lighting is required in Shops and Art area. | $2,000.00 |
| | | 4 | 1949 | Emergency lighting is in good condition | |
| | | 4 | 1960 | Emergency lighting is in good condition | |
| | | 4 | 1987 | Emergency lighting is in good condition | |
| | | 4 | 1998 | Emergency lighting is in good condition | |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 2 | 1965 | Proper exit lights are required in Shops and Art area. | $1,500.00 |
| | | 4 | 1949 | Exit lighting and signage is in good condition and connected to emergency power | |
| | | 4 | 1960 | Exit lighting and signage is in good condition and connected to emergency power | |
| | | 4 | 1987 | Exit lighting and signage is in good condition and connected to emergency power | |
| | | 4 | 1998 | Exit lighting and signage is in good condition and connected to emergency power | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| Other | | | | | |
| **5.3** | **Power Supply and Distribution** | | Bldg. Section | Description/Condition | |
| 5.3.1 | Power service surge protection. | 3 | 1996 | Most computer rooms have surge protection. | $1,000.00 |
| 5.3.2 | Panels and wireways capacity and condition. | 3 | 1960 | Panels are old and have no spare capacity | $9,000.00 |
| | | 3 | 1965 | Panels are old and have no spare capacity | $7,000.00 |
| | | 5 | 1987 | Panels are in good condition with spare capacity | |
| | | 5 | 1998 | Panels are in good condition with spare capacity | |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | N/A | | None | |
| 5.3.4 | General wiring devices and methods. | 3 | 1965 | Insufficient power outlets in classrooms | $2,500.00 |
| | | 3 | 1987 | Insufficient power outlets in classrooms | $2,500.00 |
| | | 4 | 1998 | Adequate outlets in all rooms | |
| 5.3.5 | Motor controls. | 4 | All | Good condition | |
| Other | | | | | |
| **5.4** | **Lighting Systems** | | **Bldg. Section** | Description/Condition | |
| 5.4.1 | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3 | 1965 | Classrooms meet IES light level recommendations but light fixtures are in poor condition | $135,000.00 |
| | | 3 | 1987 | Classrooms meet IES light level recommendations but light fixtures are in poor condition | |
| | | 5 | 1965 | Corridor lighting is in good condition. | |
| | | 3 | 1987 | Corridorlighting is poor and needs to be replaced. | |
| | | | 1998 | All lights are new and are in good condition. | |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 3 | 1965 | Light fixtures most likely contain ballasts with PCB's (Except 1965 corridor) | $67,500.00 |
| | | 3 | 1987 | Light fixtures most likely contain ballasts with PCB's (Except 1965 corridor) | $67,500.00 |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| | | 4 | 1998 | Light fixtures have T-8 lamps with electronic ballasts - no PCB's | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | 1965 | Replace old technology T-12 light fixtures with new technology T-8 lamps with electronic ballasts. See 5.4.1 | $2,400.00 |
| | | 3 | 1987 | Replace old technology T-12 light fixtures with new technology T-8 lamps with electronic ballasts. See 5.4.1 | $2,300.00 |
| | | 3 | All | Install occupancy sensors in classrooms and offices | $2,300.00 |
| Other | | | | | |
| **5.5** | **Network and Communication Systems** | | **Bldg. Section** | Description/Condition | |
| 5.5.1 | Telephone system and components (i.e., capacity, reliability, condition). | 4 | All | Telephone system is in good condition | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | All | P.A. system is in good condition. No CCTV. Cable TV is good. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 4 | All | All network cabling is category 5. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 3 | All | Network cabling installation is only fair in classrooms. | $1,000.00 |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4 | All | Telecommunication closets have sufficient size and security. Cooling could be improved. | |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 4 | | Network equipments has dedicated circuits. | |
| Other | | | | | |
| **5.6** | **Miscellaneous Systems** | | **Bldg. Section** | Description/Condition | |
| 5.6.1 | Site and building surveillance system (if applicable). | 4 | All | Surveillance system is new for interior and exterior of building | |
| 5.6.2 | Intrusion alarms (if applicable). | 4 | All | Intrusion alarms/detectors are installed throughout the facility. | |
| 5.6.3 | Master clock system (if applicable). | N/A | | None | |
| 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). | 4 | 1949 | Elevator size and access is good | |
| 5.7.2 | Condition of elevators/lifts. | 4 | 1949 | Elevator appears in good condition | |
| 5.7.3 | Lighting and ventilation of elevators/lifts. | 4 | 1949 | Lighting and ventilation is good. | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| Other | | | | | |
| | **Overall Elect. Systems Condition & Estim Costs** | | | | $315,000.00 |

| 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 | | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | | | |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | | | |
| 6.1.3 | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains). | | | |
| 6.1.4 | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals). | | | |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | | | |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | | | |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | | | |
| 6.1.8 | Heating system. | | | |
| 6.1.9 | Ventilation system. | | | |
| 6.1.10 | Electrical, communication and data network systems. | | | |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | | | |
| 6.1.12 | Barrier-free access. | | | |
| | **Overall Portable Bldgs Condition & Estim Costs** | | | |

| Section 7 | Space Adequacy (Meyers Only) | This Facility | | | Equiv. New Facility | | | Surplus/ Deficiency | Comments/Concerns W. R. Meyers |
|---|---|---|---|---|---|---|---|---|---|
| | | No. | Size | Total Area | No. | Size | Total Area | | |
| 7.1 | Classrooms | 14 | 65 | 1046 | 22 | 80 | 1760 | -714 | |
| 7.2 | Science Rooms/Labs | 5 | 85 | 407 | 5 | 120 | 600 | -193 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 2 | 70 | 182 | 2 | 130 | 260 | -78 | |
| | | | | | 4 | 90 | 360 | -360 | |
| 7.4 | Gymnasium (incl. gym storage) | 1 | 976 | 976 | 1 | 1150 | 1150 | -174 | |
| 7.5 | Library/Resource Areas | 1 | 351 | 351 | 1 | 445 | 445 | -94 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 546 | | | 914 | -368 | |
| 7.7 | CTS Areas | | | | | | | | |
| | 7.7.1 Business Education | 1 | 109 | 109 | 3 | 115 | 345 | -236 | |
| | 7.7.2 Home Economics | 1 | 100 | 100 | | | | 100 | |
| | 7.7.3 Industrial Arts | 4 | 150 | 691 | | | | 691 | |
| | 7.7.4 Other CTS Programs | 4 | 112 | 450 | | | | 450 | |
| 7.8 | Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area) | | | 4074 | | | 2145 | 1929 | |

| Section 7 | Space Adequacy (Meyers Only) | No. | Size | Total Area | No. | Size | Total Area | Surplus/ Deficiency | Comments/Concerns W. R. Meyers |
|---|---|---|---|---|---|---|---|---|---|
| | **Overall Space Adequacy Assessment** | | | 8932 | | | 7979 | 953 | |

| 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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