

School Name: Bert Church Composite High School		School Code: 5228				
Location: Airdrie		Facility Code: 484				
Region: Central		Superintendent: Colleen Brownlee				
Jurisdiction: Rocky View School Division No. 41		Contact Person: Ron Mesiatowsky				
		Telephone: (403) 250 1504				
Grades: IX-XII		School Capacity: 1055				
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	1982	2	7804.41	Steel roof structure, concrete floor structure, masonry block wall structure with brick cladding.	- Engineered Air units - Cooling tower c/w heat pumps throughout school	Small basement area under theatre stage. Solid school of good overall appearance.
Additions/ Expansions	1997	2	3192.22	as above	as above	Matches original building on exterior.
			Total area: 10997.03			
					Evaluator's Name:	Hans Koppe
					& Company:	RJ Goodfellow Architects

Upgrading/ Modernization (identify whether minor or major)	n/a			No moderizations required in past due to the age of the school		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	n/a			No portables at this facility		
List of Reports/ Supplementary Information	Fire inspection report Roof inspection report Facility Area By Year report					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good to excellent condition. Some painting required.	\$2,500.00
2	Building Exterior	Good to excellent condition. Some painting required.	\$3,500.00
3	Building Interior	Good to excellent condition. Theatre showers need to be replaced/redetailed. Some ceiling repairs required.	\$5,800.00
4	Mechanical Systems	Dust collector appears to be in rough condition. Not collecting dust sufficiently. Recommend replacing. Traps in some areas have sewer gas smell. General maintenance.	\$20,000.00
5	Electrical Systems	The building systems overall are in good condition. Overall systems are being maintained with few problems noted.	\$5,500.00
6	Portable Buildings	No portables at this facility	n/a
7	Space Adequacy:		
	7.1 Classrooms	Two classrooms too few. Classrooms generally a little small. (-322.69)	
	7.2 Science Rooms/Labs	One more room than required rooms, small in size. (26.92)	
	7.3 Ancillary Areas	Ample ancillary space, but lacking in numbers. Due to large theatre shared with Airdrie community. (+394.26)	
	7.4 Gymnasium	Gymnasium small at this facility. (-498.3)	
	7.5 Library/Resource Areas	Library small at this facility. Planned to expand into adjacent classrooms. (-78.05)	
	7.6 Administration/Staff Areas	Administration/staff areas ample for this facility. (-104.55)	
	7.7 CTS Areas	All CTS of appropriate size. Business education. (-8.55). Home economics. (+11.79). Industrial arts. (+123.7)	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Non-instructional areas significantly larger than suggested, although the plan appears efficient. (+1694.5) Gross area of this facility is close to required area, but this is affected by large non-instr. Areas. (+1239.03)	
	Overall School Conditions & Estim. Costs		\$37,300.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Large site ample in size for this facility. Room for expansion.	
1.1.2	Outdoor athletic areas.	5	Owned and maintained by City of Airdrie, shared with school. Fields are said to be even and flat and of good overall condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	n/a	No playgrounds at this site.	
1.1.4	Site landscaping.	4	Site has mostly grass with some trees and bushes. Landscaping is said to be in good general condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Some maintenance will be required in near future regarding painted steel railings etc.	\$2,500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems noted. No ponding, drains away from building.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted on this site.	
1.1.8	Safety and security concerns due to site conditions.	4	No problems noted on this site.	
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).	5	Several points on access for parking. Pedestrian accesses are clearly visible and ample in size and number.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving said to be in good overall shape.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off is at side of school, and pickup is at front of school (Off site). Car drop off is done in massive student parking lot. Does not cause conflict due to its size.	
1.2.4	Fire vehicle access.	5	Paved. access around entire perimeter of school.	
1.2.5	Signage.	5	Free standing sign with marquee, alongside cast aluminum lettering at front excellent.	
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).	5	90 parking stalls for staff with plug-ins. 100's of stalls for students not even half used upon inspection. Also used for Bert Church Theatre events.	
1.3.2	Layout and safety of parking lots.	4	Student parking more than ample double loaded aisles at 90° allows room for inexperienced drivers. Staff parking at side and rear and school assigned stalls are somewhat chaotic in appearance but appears to work well.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. No problems noted, said to be in good condition. (heavy snow on day of evaluation)	
1.3.4	Layout and safety of sidewalks.	5	Wide sidewalks around perimeter well lit and layed out in a logical matter.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks in good shape overall.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Site appears to be barrier free accessible.	
	Other			
	Overall Site Conditions & Estimated Costs			\$2,500.00

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).	5	All	Concrete floor structure (SOG and suspended slab) solid throughout.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Masonry block wall structure solid throughout.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5	All	Q-deck over steel joists solid throughout.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2 Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>			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	All	No leaks. BUR appears to be holding up well. 1991 recommendations have been addressed. Should require another inspection in near future.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Painted steel hatch and ladders all in good overall shape. Entire roof accessible from single hatch with ladders. No gutters or downspouts.	
2.2.3	Control of ice and snow falling from roof.	5	All	Flat roofs with parapets pose no hazards.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1997	3 in addition all appear to be dry and in good overall condition.	
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).	5	All	Brick facing with some aluminum curtain wall sections excellent throughout.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	All parapets and cap flashing in good to excellent shape.	
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	All	Building envelope appears to be maintaining integrity.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Roof drained internally into storm sewers.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No signs of thermal bridging or moisture movement noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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	1982	Steel doors in good overall shape. Some peeling paint. Prep and repaint all.	
			1997	New doors appear to be in excellent condition.	\$3,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All door accessories appear to be of solid state and in good overall working condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No problems noted. Panic hardware on all doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Fixed anodized aluminum window system and curtain wall system of excellent quality and appearance. 1997 addition has matching window system.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Little required since windows are all fixed.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted. Envelope appears to be maintaining integrity.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$3,500.00

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	Masonry block walls good and solid throughout.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete floors good throughout.	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	VCT and carpets in classrooms. Ceramic tile at entrance ways. Painted concrete floors in industrial arts section. All in good shape in original building. Some classroom carpets appear worn, but still have several years of use left. Excellent throughout 1997 addition.	
3.2.2	Wall materials and finishes.	4	All	Painted GWB and masonry block walls good to excellent throughout.	
3.2.3	Ceiling materials and finishes.	3	All	Suspended ceilings throughout. ±100 sq m requires replacement due to damage and staining from past mech. and roof leaks.	\$3,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	1982	Steel doors in steel frame with Schlage locksets keyed to master. Good throughout.	
			1997	Solid core Wood doors in steel frame with Schlage locksets keyed to master. Excellent throughout.	
3.2.5	Millwork	4	All	Millwork goodthroughout. Plywood with Plastic laminate. Some solid surfacing in science labs.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Tackboards and writing boards in aluminum frame fgood to excellent throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Newer gym equipment. New equipment in weight room. Good equipment in CTS areas.	
3.2.8	Washroom materials and finishes.	2	1982	Painted block walls, GWB ceilings, tiled floors good throughout except for showers in theatre changerooms. Poor detailing (one shower wall is painted block, the other is painted concrete.) leads to water infiltration into concrete foundation wall which in turn causes spalling. Provide full ceramic tile or better shower enclosure on both sides.	\$2,800.00
			2000	As above, good throughout.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non combustible non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appears good throughout. Block wall construction with automatic door closers.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	All masonry block, and steel doors and lockers. Solid core doors in 1997 section.	
3.3.4	Exiting distances and access to exits.	4	All	Ample exiting, all within required distancing.	
3.3.5	Barrier-free access.	4	All	Theatre not fully accessible. Elevator access to second floor.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	n/a		Not available due to school being newer facility.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None noted.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$5,800.00

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).	5	Site	- Catch basins in parking areas. - Very snow covered this day.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	Site	- Exterior Hosebibbs.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5	Site	- Hydrant at street. - Siamese at front entrance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All	- FHC throughout school. - No sprinklers.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All	- Recessed extinguishers throughout school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
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).	5	Mech Rm 124	- F-2 Dom. Hw boiler, 800 MBH, Copper commercial water heater, uninsulated chimney. - Municipal water.	
4.3.2	Water treatment system(s).	5	Mech Rm 124	- Water softeners for heating water.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	Mech Rm 124	- P-1 and P-2 high temp pumps 7.5 HP heating water pumps Armstrong - P-3 and P-4 heat pumps 25 HP Armstrong pumps for circulation through 4 large Idealco heating water storage tanks. All piping to and from pumps and tanks uninsulated. Tanks approx 50" Ø x 10' long.	
4.3.4	Piping and fittings.	5	Mech Rm 124	- Future 2 1/2" gas, 4" fire line. - All in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	5	Entire School	- Good condition throughout. All fixtures.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	Mech Rm 124	- Large domestic hot water storage tank. Idealco 40" Dia, 10' tall. - Heated by F-2 boiler. - Hot water recirc.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	Site	- Sanitary, storm, sump pits. - Municipal.	
Other		F.I.	Stair Near 305	- Bad sewer gas smell in Room 122 and below stair near 305 (Music area). - Cooling in Comm, Tel and Server Rooms.	

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	Mech Rm 124	- B-1 and B-2 on Mezz - IBR boilers , uninsulated chimneys, 2080 MBH input each. - B-3 low pressure steam boiler. Down on this day. Water stains on floor around B-3 - uninsulated chimney.	
4.4.2	Heating controls (including use of current energy management technology).	5	Mech Rm 124	- Barber Coleman network 8000 controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	Mech Rm 124	- Combustion air not insulated. Unit heater directed at combustion air is too small and mounted too high. Combustion air stops 12" below Mezz, 12' above main floor. - Another large combustion air at other end to 24" AFF uninsulated.	
4.4.4	Treatment of water used in heating systems.	5	Mech Rm 124 Mech Rm 221	- WS-1 water softeners. - Chemical feeder, check valves, back water valves. '- BAC cooling tower, glycol supply and return, 1 hydronic unit heater in room - Summit water treatment.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	Mech Room 124	- All pressure relief valves/low water cut/off's. - Devilbiss Air Compressor on floor near B-3.	
4.4.6	Heating air filtration systems and filters.	3	Mech Room 124	- Frost build-up and snow inside filter sections of F-3 and F-4. Approx 30' from roof to floor of uninsulated O.A. ductwork, rust inside units. Insulate as required.	\$2,000.00
4.4.7	Heating humidification systems and components.	4	Mech Room 124	- B-3 for humidification to F-3 main vent unit.	

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	Mech Rm 124	- 3 large Extrol expansion tanks, piping and ductwork throughout. Good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	5	Mech Rm 124	- Heating piping insulated and labelled. Few leaks.	
4.4.10	Heat exchangers.	5	Mech Rm 124	- HE-1 Armstrong Mdl W-163-414-4 150 psi (shell and tube)	
4.4.11	Heating mixing boxes, dampers and linkages.	5	Mech Rm 124	- O.A. ducts to F-3 and F-4 uninsulated. Dampers and linkages good.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	5	Entire School	- Good, no perimeter radiation, overhead heating at windows.	
4.4.13	Zone/unit heaters and controls.	5	Entire School	- Vestibule heater, unit heater in shops and mechanical rooms.	
Other		5	Mech Rm 124	- Diesel genset, combustion air to room only, storage tank c/w containment. - T & T diesel power unit, 100 KVA. - Fuel oil fill and vent. - Insulated muffler and exhaust up through roof.	

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	Mech Rm 124	- Eng. Air power venters F-3, F-4, natural gas fired heating sections, DG series. - P-5 and RT-4 rooftop units, one for addition - one for 2nd floor. - Snow storm this day - capacities not confirmed.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5	Entire School	- Good air quality, no complaints, CFM/occupant not confirmed.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	5	Entire School	- Large ductwork throughout, SCD diffusers throughout, good air quality.	
4.5.4	Exhaust systems capacity and condition.	5	Roof	- Exhaust fans on roof for all washroom, kitchen and shop areas.	
4.5.5	Separation of out flow from air intakes.	5	Roof	- Good separation of vents.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	5	Roof	- Exhaust for labs, shops, washrooms, cafeteria, kitchen.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	5	Mech Rm 124	- Barber Coleman network 8000 and heat pump controls throughout school.	
4.5.8	Air filtration systems and filters.	3	Mech Rm 124 Shop	- Frost build-up and snow inside filter sections of F-3 and F-4. Approx 30' from roof to floor of uninsulated O.A. ductwork, rust inside units. - Dust collector is worn out (1983) need refurbishing.	\$18,000.00
4.5.9	Humidification system and components.	5	Mech Rm 124	- B-3 for humidification to F-3 main vent unit.	
4.5.10	Heat exchangers.	5	Mech Rm 124	- HE-1 between Pumps 1-2 & 3-4 - good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5	Entire School	- Ductwork/diffusers, balancing dampers, mixing boxes at units c/w motorized dampers and controls.	
Other		4	Entire School	- Theatre has its own units FL4, FL5, rooftops - Basement sump pumps. - Fan coils FC-6, FC-7 Exh EF-1 (stage). - Honeywell, four heat pump units.	

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).	4	Entire School	- Cooling tower with heat pumps throughout school. Some piping leaking on ceiling tiles.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	5	Entire School	- Ductwork, diffusers, heat pumps, mixing boxes at main units, balancing dampers at all heat pumps.	
4.6.3	Cooling system controls (including use of current energy management technology).	5	Entire School	- DDC Barber Coleman network 8000.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A	Entire School	- 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.	4	All	- Johnson Control System - DDC Control	
Overall Mech Systems Condition & Estim. Costs					\$20,000.00

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	Site	Main service FPE - 347/600 volt, 200 amp - 1600 amp trip on main. 3 phase 4 wire 2000 amp secondary 600 volt board. 6 spaces - 100 amp spare, 225 amp spare, 200 amp spare, 333 amp drain, o phase, 398 phase B. 323 amp on C. Average draw 345 amp. Panel has ample space for future additions, power conditioning noted on 600 volt board. Levington 347/600 volt secondary CDP 120/208 main electrical room. 800 amp fed from 225 x-former. 6 spaces available. Condition good.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	Site	Site lighting pole fixtures present, wall packs available. Condition is good.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	Site	Presently there are 79 stalls for the current staff. Plug-ins are available for all stalls as required. Outlets are controlled through temperature sensors and contactors and are in good condition.	
	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	All	Storage, mechanical and communication rooms incorporate heat and smoke detection, main panel is located at the main entrance. The systems is an Edwards EST fully addressable. Yearly tests done. Future expansion available.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	Exits located as required throughout facility. These exits are fed from generator panels. Condition good. Corridor lighting fed from emergency generator set. Condition good.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	Exit lighting throughout. Condition good, no deficiencies noted. Fed from emergency generator.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	4	Mezz Gen Room	Secondary CDP T3 - 1200 amp breaker 4 spaces for additional panel addition S. The secondary CDP is fed from a 300 kVa 600 - 120/208 transformer. Condition good.	
5.3.2	Panels and wireways capacity and condition.	4	Mech Room 174	Double tubs, present 120/208 volt panels, 2 tubs only, 10% utilization. 347 volt emergency panel, 10% utilized. Space is available for added circuits. Car plug panel has space for additions and are contactor controlled. Condition is good. Shop panels contactor controlled. FPE condition good. 25% space available.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	Mezz Above Mech Room 124	Emergency generator waterous diesel. 125 kVa 600 volt. Feeds essential lighting and power loads. CDP 6 EI - 600 volt 225 amp 4 spaces available. Condition is good. CDP TEI 120/208 for 120 loads also fed from generator set. 5 spaces available. ASCO transfer switch attached. Condition is good.	
5.3.4	General wiring devices and methods.	5	Through-out	All wiring visible copper x-link, installed in EMT. Armoured cable used for lighting drops. Condition good.	
5.3.5	Motor controls.	4	Mech Room 124 Main Floor	Motor control centre Square D 600 volt 600 amp 10 spaces available. Condition good. 4 plex Westinghouse starters. Two spares next to main MCC. Condition is good.	
Other		2	Mech Room 124 Main Floor	The present battery unit sits on a wooden 2 x 4, a proper battery pan should be installed in the event of a leak. At present, the control wires for the diesel tank flats are disconnected. These should be repaired.	\$2,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4 Lighting Systems			Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	5	Mech Room 124 Corridor Shop Area Mech Lab Theatre Gym Music Room	Chain hung 1 x 4 - T8 lamps electronic ballasts. Condition good. Line voltage switching. 1 x 4 recessed T8 lamps electronic ballasts. Good overall. Line voltage switching utilized. 1 x 4 surface T8 lamps electronic ballasts. Mechanics shop low bay HPS. Condition good, levels good. Line voltage switching. Theatrical lighting present. Lighting controls in projection room. Pot lights and fluorescents noted isle lighting present. In discussion with staff no stage problems noted. Task lights 8' fluorescent upgraded to T8. Dimmer bank Johnson Systems. Metal halide lights noted in gym, condition is good. Linear style fixtures, ballasts and lamps replaced with T8 and electronic ballasts as part of light switch program. Condition is good.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		All ballasts and lamps replaced with T8 and electronic ballasts as part of light switch program. Condition is good.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	Lower Change Rooms Theatre	Balance of building already upgraded. The lower change rooms are incandescent pot lights older style for efficiency, these should be changed to a low energy PL style.	\$3,500.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	Main Elec Room/ Main Office	Main telephone switch is a Meridian Northstar. Space is available on main backboard for future additions. Fibre optic cable noted at main board location. 5 spaces available on present BIX for future additions.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	Main Office	Paging system is a Rauland 2424 programmable master clock. Cable TV presently available. Paging is interlocked to phone sets. Overhead speakers used for paging and class signal change. Fibre also available - condition good. Clocks programmable from main office and are digital style. Condition is good.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	Across From Main Office	Presently two servers exist one for admin and one for educational. Recently upgraded. All cabling CAT 5. Room and patch panels recently upgraded, room for expansion available.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	Library South Second Floor Labs	Cabling installed in conduit throughout main labs. Second floor utilize floor boxes. Cables are strapped as required. No problems noted. Condition good.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	Entire School	Present communication rooms have space for additional wiring. Recent cooling added to main data server room. Doors are lockable. Condition is good.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	Entire School	Present computers on dedicated outlets. Surge bars present. Four labs presently existing. Stations also noted in library. Condition is good.	
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).	N/A		No surveillance noted.	
5.6.2	Intrusion alarms (if applicable).	5	Entire School	Motion sensors in corridors throughout. Condition good. Keypad noted for disarming and arming system. Condition is good.	
5.6.3	Master clock system (if applicable).	4	Entire School	Master clock system for class digital clocks and class signal change. All programmable changes done via main office. Condition good.	
	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	Entire School	Inspected yearly. Small elevator to be used only by people with accessibility issues, not general population. Appears good.	
5.7.2	Condition of elevators/lifts.	4	Entire School	Appears to be in good overall condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	4	Entire School	Fluorescent fixture noted. Levels adequate and condition is good.	
	Other				
Overall Elect. Systems Condition & Estim Costs					\$5,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		No portables at this facility	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	n/a		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	n/a		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	n/a		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	n/a		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	n/a		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	n/a		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	n/a		
6.1.8	Heating system.	n/a		
6.1.9	Ventilation system.	n/a		
6.1.10	Electrical, communication and data network systems.	n/a		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	n/a		
6.1.12	Barrier-free access.	n/a		
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	25	35-92	1757.31	26	80	2080	-322.69	highschool with 1055 cap.(calculated for 1000 cap.)
7.2	Science Rooms/Labs	6	92-95	626.92	5	120	600	26.92	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	98-306	1014.26	6	2@130 4@90	620	394.26	Includes theatre shared with community.
7.4	Gymnasium (incl. gym storage)	2	683 186	926.7	1	1325 100	1425	-498.3	Includes large weight room
7.5	Library/Resource Areas	1		416.95	1	495	495	-78.05	
7.6	Administration/Staff, Physical Education, Storage Areas			1081.45		750 240 196	1186	-104.55	
7.7	CTS Areas								
	7.7.1 Business Education	4	3@125 1@75	451.45	4	115	460	-8.55	
	7.7.2 Home Economics	1		171.79	1		160	11.79	
	7.7.3 Industrial Arts	1		423.7	1		300	123.7	One large area with loft and adjoining darkroom. Adjoining rooms listed as 'CR' not 'IA'
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			4126.5		1400 672 240 120	2432	1694.5	
Overall Space Adequacy Assessment				10997.03			9758	1239.03	