

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Abbeydale Elementary			School Code:	9376	
Location:	320 Abergale Drive N.E., Calgary			Facility Code:	1579	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary school district No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	550	
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	1980	1	3005.42	Brick; Flat roof	Two hot water boilers to perimeter convectors and heating coils in air handling unit. Main air handling unit with R/A and heating coil indoor supply air fan and cooling in outdoor unit on roof. Overhead supply and return distribution system to classrooms and office. Separate air handler to serve the gym.	
Additions/ Expansions						
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1965	1	83.5	Metal Siding above wood lap siding, low pitch sloped roof	Individual gas furnaces with wall mounted air conditioners in 2 portables	Free standing but attached to 1975 portable.
	1975	1	83.5	Prefinished metal w/ deep flute horiz. Metal fascia; flat roof	Individual gas furnaces with wall mounted air conditioners in 2 portables	Free standing but attached to 1965 portable.
	1981	1	780.36	Prefinished metal w/ deep flute horiz. Metal; fascia; Flat Roof	Individual gas furnaces with DX cooling in 8 relocatables and hallways.	Attached/permanent
			TOTAL 3952.78			
List of Reports/ Supplementary Information	Roofing Inspection report not prepared. Authority having jurisdiction report(s) not prepared. Hazardous materials audit available - "Manage in Place" policy in effect.					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Replace play structure	\$30,000
2	Building Exterior	Replace windows	\$61,000
3	Building Interior	Selective carpet and acoustic ceiling tile replacement, new art millwork, replace folding partition in one CR and Gym.	\$105,550
4	Mechanical Systems	General Mechanical systems are in reasonably good shape. Heating pumps are approaching end of service life. Insufficient exhaust air in all washrooms, upgrade exhaust system. Clean/service spray coil system in main air handling unit. Major ductwork cleaning required. No fire suppression system inside building. Add standpipe fire hose system as minimum. Replace domestic hot water heater. Replace control system with energy management technology.	\$204,755
5	Electrical Systems	Electrical system is satisfactory. Upgrade exterior lights. Upgrade fire alarm systems including fire alarm, emergency and exit lighting systems. No surge protection on power. Upgrade power panels and add outlets to suit convenience and computer needs. Lighting levels are reasonable, upgrade fixtures with T-8 lamps and electronic ballasts. Upgrade gym fixtures to metal halides. Upgrade network cabling to include all classrooms.	\$216,752
6	Portable Buildings	1981 - Replace flooring, millwork and vinyl wall finish. 1965/1975 - Replace windows All units - replace furnaces, replace battery packs, upgrade F/A bells, add computer network cabling system.	\$199,868
7	Space Adequacy:		
	7.1 Classrooms	A slight surplus of 51 m2.	
	7.2 Science Rooms/Labs	The science room has been converted to a Art Rm. Deficient 190 m2.	
	7.3 Ancillary Areas	A slight surplus of 36.8 m2.	
	7.4 Gymnasium	A large surplus of 318.6 m2	
	7.5 Library/Resource Areas	A slight deficiency of 23.0 m2.	
	7.6 Administration/Staff Areas	A slight deficiency of 39.0 m2.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large deficiency of 455.6 m2.	
	Overall School Conditions & Estim. Costs		\$817,925

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears adequate	
1.1.2	Outdoor athletic areas.	F.I.	Adequate - condition not determined due to snow cover	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Surface & condition of playground area not determined due to snow cover Replace timber play structure	\$30,000
1.1.4	Site landscaping.	4	Mature trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fence - Wrought iron; post & cable - good Bike stands - Acceptable Flag poles - Acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Not determined due to snow cover.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.	4	No problems noted.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicle access point - Good Two pedestrian access points - main entry from street and one from parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site road network	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street - Bus drop-off	
1.2.4	Fire vehicle access.	4	Street access	
1.2.5	Signage.	4	Visible and acceptable	
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	30 Parking stalls - All energized	
1.3.2	Layout and safety of parking lots.	4	Acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Appears to be asphalt paved with catch basins. - Not confirmed due to snow cover.	
1.3.4	Layout and safety of sidewalks.	4	Acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Conc. - Appear to be acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade sidewalk access.	
Other				
	Overall Site Conditions & Estimated Costs			\$30,000

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	All	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems noted.	
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</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).	F.I.	All	Roofing report has not been prepared and is not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1980	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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	1980	No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980	No problems noted.	
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	1980	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980	Internal drainage to storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980	No problems 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).	4	All	Metal - some minor dents but acceptable.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Acceptable	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Acceptable	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1980	Alum.-single glazed ext. w/ single glazed int. in alum sash(screw anchors) - glazing beads not continuous - Replace all	\$61,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1980	See 2.24.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1980	2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$61,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.	1980	Block joint cracking - N.W. corner of ancillary classroom.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1980	No problems noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2	1980	Conc., Quarry tile and VAT acceptable condition. Carpet - worn, open seams - Replace in 5 CR's Lib., Art, ECS and Anc. Cr. - remainder acceptable condition	\$26,150
3.2.2	Wall materials and finishes.	4	1980	Conc. Blk. - Good	
3.2.3	Ceiling materials and finishes.	2	1980	O.W.S.J. and Q-deck, and Gyp. Bd. - Good 2' x 4' susp. Acoustic - stained/damaged in corridors remainder acceptable - replace tile in corridors.	\$9,850

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	1980	Acceptable condition throughout	
3.2.5	Millwork	3	1980	Acceptable except in art (old SCI) - replace	\$31,550
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Acceptable throughout	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1980	Gym. Equipment - good condition	
3.2.8	Washroom materials and finishes.	4	1980	- Floors - 6x6 Quarry tile - good - Walls - Block - Good - Ceiling - 2' x 4' susp. Acoustic - Good - Toilet partitions - Good - Barrier free cubicles provided - one boys/one girls Note: lockers removed in boys and girls change rms.	
Other		2	1980	Cr. Folding partitions damaged - replace Gym. Flooring partition damaged - replace	\$35,000

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		Bldg. Section	Description/Condition	
		F.I.	All	Authority having jurisdiction report not prepared or available.	
		4	1980 1965 1975 1981	Non-combustible - no sprinklers Portables - combustible - no sprinklers.	
		F.I.	All	Separations appear to be present - zones appear present except above ceiling construction at zone doors not observed - concealed.	
		4	All	Appear Acceptable	
		F.I.	1980 1981 1965/ 1975	- Distances & access appear acceptable - Portable distance & access - acceptable 1965(?) Portable - no direct access to exit - exits through 1975 (?)	
		4	All	At grade access, single storey with ramps to 1981 portables, barrier free w/r cubicles in 1981; 1965 & 1975 portables - not barrier free accessible	
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		4	All	No problems noted.	
Other		2		S.E. exit (at 1965/1975 portables) exits into enclosed courtyard - exit from courtyard through plywood door without exit hardware and does not swing in direction of egress - replace	\$3,000
Overall Bldg Interior Condition & Estim Costs					\$105,550

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		On site catch basins available in paved parking areas.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs around building. No irrigation system.	
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		Street fire hydrant available. No siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		No fire suppression system in building. Minimum standpipe and hose system shall be considered. Sprinklers available for gym stage.	\$41,200.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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		4" incoming water supply, 2" to domestic with 2" water meter, 1-1/2" to irrigation.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow prevention valves installed in water system. Required on domestic water systems and future standpipe system.	\$4,000.00
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		System exceed service life. Recirculation system available. Replace hot water heater.	\$5,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers to municipal system. Satisfactory condition.	
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		Two hot water boilers "Bryan" with two heating pumps to handle perimeter radiation system and air handling system. Satisfactory condition. Pumps reached service life, replace pumps.	\$8,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic, no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory condition.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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		Distribution system and associated components appear to be satisfactory. Only general routine maintenance required.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Satisfactory.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Appears to be satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Appears to be satisfactory.	
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		Main air handling unit to serve the entire building except the Gym. System consists of R/A fan in boiler room with heating coil and spray coil unit. Roof top cooling only unit to distribution air to Classroom and Office. Separate make up air unit on roof to serve the Gym. All equipment in satisfactory condition.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Equipment capacities unknown. Outside air for the occupant load not available. Air quantities appeared to be reasonable.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears to be satisfactory. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	3		Appears to be satisfactory. Require more exhaust in washrooms. Upgrade washroom exhaust systems.	\$10,000.00
4.5.5	Separation of out flow from air intakes.	4		Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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.					

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3	Pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	4	Appears to be satisfactory.	
4.5.9	Humidification system and components.	3	Spray coil in return air section of main air handling system. Cleaning of system required.	\$5,000.00
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Appears to be satisfactory.	
Other		3	Dirty ductwork. Major ductwork cleaning is recommended.	\$8,000.00

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		Integrated condensing unit with main air handler. Conditions satisfactory.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Same as ventilation system.	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Pneumatic system, no energy management technology. See 4.7.1	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Pneumatic control system. Upgrade system to energy management system.	\$123,555.00
Overall Mech Systems Condition & Estim. Costs					\$204,755.00

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		Underground 1000 amp 120/208V 3phase 4 wire main service to 1200 amp CDP. Estimated peak load demand @ 109 KVA. Service size adequate.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights around the building. Time clock control. Upgrade fixtures.	\$6,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		30 car plugs available. Condition satisfactory.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Existing fire alarm system was original system and requires upgrading. Additional heat detectors required in storage under gym stage, upgrade bell system to include strobe lights.	\$8,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment are functional. Upgrade central battery system and self contained battery packs and emergency light in original construction.	\$8,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit sign working. Upgrade exit signs with LED type to improve reliability.	\$4,000.00
	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.	3		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are satisfactory with some space for future. Hallway panels are relatively full. Upgrade hallway panels to meet outlet requirements with additional space for future convenience outlet and computer outlets.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Existing installation appears to be satisfactory. New outlets will be installed on separate circuits to meet demand for computer and convenience needs.	\$16,000.00
5.3.5	Motor controls.	F.I.		MCC replace on an as needed basis. Honeywell under contract to modify.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		<p>Existing lighting are fluorescent fixtures with T-12 lamps throughout.</p> <p>60-70 F.C. in Office (exterior) 30 F.C. in Office (interior)</p> <p>45-50 F.C. in Classroom</p> <p>35-40 F.C. in Gym (HID fixtures) 50-60 F.C. in Staff room</p> <p>60-80 F.C. in Library 20-30 F.C. in Hallways</p> <p>30-40 F.C. in Washrooms 35-45 F.C. in Computer Room</p> <p>Most rooms have 2 switches. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required. Replace H.I.D. (mercury vapour) to metal halide and new ballasts.</p>	\$133,252.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Existing fixtures shall not contain PCBs	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in Classrooms. Upgrade fixtures. See 5.4.1	
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		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Ceiling speaker system used for paging. No CCTV, satellite or cable TV systems.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network cabling upgraded in Offices and Library only. Additional network cabling is required to all classrooms.	\$10,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Existing network cabling are in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Network closet in Library cupboard. No ventilation. Existing wiring and components should be relocated into a proper closet designed to BICSI Standards.	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Existing system does not provide required dedicated circuits for present and future use. Provide new wiring and outlets for existing equipment.	\$5,000.00
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			
5.6.2	Intrusion alarms (if applicable).	4		Security system in place with motion detectors.	
5.6.3	Master clock system (if applicable).	4		Master clock system in main office.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$216,752.00

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.		1981 Portables See following sheet for 1965 and 1975 Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Not observed - units skirted.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report not prepared.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No problems noted.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Doors - Solid core wood - rated - acceptable Windows - Alum. Single glazed ext. and single glazed int. Alum. Sash - Acceptable	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - Carpet - poor condition - replace all Walls - vinyl on gyp. Bd. - damaged - replace vinyl - all Ceiling - susp. Acoustic - Acceptable	\$54,600
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Minimal millwork - damaged - replace	\$29,268
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable	
6.1.8	Heating system.	3	8 Relocatables - individual furnaces, poor air circulation w/ supplies & returns on same side of space, DX cooling at end of service life.- Cost in cludes 1965 & 1975 units	\$58,000
6.1.9	Ventilation system.	3	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	Replace light fixtures with T-8 & electronic ballasts. Replace old battery packs, upgrade F/A bells w/ strobe lights, add computer network cabling system. - Cost includes 1965 & 1975 units	\$40,000
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	See 6.1.10	
6.1.12	Barrier-free access.	4	Corridors ramp down to 1980 building.	
	Overall Portable Bldgs Condition & Estim Costs		See also following sheet for 1965 and 1975	\$181,868

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	16	Varies	1331 m2	16	80	1280 m2	51 m2	Lunch rm. Converted to 2 classrooms
7.2	Science Rooms/Labs	N/A			2	2@95	190 m2	(190 m2)	Science rm. Converted to an Art rm.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	Varies	436.8 m2	4	1@130 3@90	400 m2	36.8 m2	Stage converted to Music rm. Classroom converted to Computer rm., Science room converted to an Art rm.
7.4	Gymnasium (incl. gym storage)	1	744.6 47	791.6 m2	1	430 43	473 m2	318.6	
7.5	Library/Resource Areas	1	217	217 m2	1	240	240 m2	(23 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	388 m2			427 m2	(39 m2)	Includes mech space of (106.3 m2)
7.7	CTS Areas								
	7.7.1 Business Education	N/A							
	7.7.2 Home Economics	N/A							
	7.7.3 Industrial Arts	N/A							
	7.7.4 Other CTS Programs	N/A							
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			788.4 m2			1244 m2	(455.6 m2)	
	Overall Space Adequacy Assessment	23		3952.8 m2	24		4254 m2	(301.2 m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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