

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Albert Park Elementary			School Code:	9301	
Location:	1317 - 27 St. S.E., Calgary			Facility Code:	1517	
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:	225	
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1959	1	1680.6	Stucco; Flat roof	Steam boiler with univentilators and exhaust. Most classrooms rely on univentors as sole source of heating.	
Additions/ Expansions	1963	1	121.3	Same	Same as above.	
			<u>SUB TOTAL</u> 1801.9			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1595 1963 (2000)	2	1801.9	Same	Same	- General office area renovated - date not determined - Wall patching/painting in progress
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1965 1966	1 1	83.5 83.5 TOTAL BUILDING AREA 1968.9	Metal siding above wood lap siding, low pitch sloped roof Same		
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.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Replace paving adjacent to building south, west and east sides, provide curb cut at main entry.	\$18,000
2	Building Exterior	Paint parapet flashings, replace doors and windows c/w infill construction. (Cost includes allowance for boiler replacement)	\$186,500
3	Building Interior	Replace flooring & glue on acoustic ceiling tile, replace doors and original millwork, provide elevator and barrier free washrooms, provide gym. acoustic treatment.	\$335,150
4	Mechanical Systems	No fire suppression system. Install standpipe and upgrade water service to suit. Replace old original drainage piping. Replace water closets and urinals. Replace heating system. Replace ventilation system. Replace swamp coolers for upper floor classrooms. Replace control system with energy management technology.	\$401,288
5	Electrical Systems	Upgrade exterior lights. Minor upgrade fire alarm system to include heat detectors in storage below gym stage. Upgrade some power panels. New light fixtures with T-8 and electronic ballasts are required. No surge protection on power.	\$105,700
6	Portable Buildings	Paint lap siding, replace doors, windows and flooring, replace one furnace, add security system, exit signs and networking, replace power panels and upgrade lighting	\$44,000
7	Space Adequacy:		
	7.1 Classrooms	4 extra classrooms as compared to allocation charts. A large surplus space of 276.9 m2	
	7.2 Science Rooms/Labs	No science room - deficient space of 95.0 m2.	
	7.3 Ancillary Areas	A large deficiency of 143.4 m2	
	7.4 Gymnasium	A surplus of 70.5 m2	
	7.5 Library/Resource Areas	A deficient of 42.2 m2.	
	7.6 Administration/Staff Areas	A large deficiency of 122.9 m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A slight surplus of 13 m2.	
	Overall School Conditions & Estim. Costs		\$1,090,638

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.	4	Appears adequate and acceptable, but reported to flood in spring conditions.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Acceptable - One play structure	
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 - Chain link, post & cable, pipe rail - okay Bike stands - acceptable Flag pole - Acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Site at south side of building slopes toward bldg. With minor back slope swale away from bldg. Paving at west side of building appears to slope toward bldg. and in poor condition - replace	\$15,500
1.1.7	Evidence of sub-soil problems.	F.I.	Not observed but reported to be a problem. Note: reported that work was performed in 1999 to address problem - crawl space was reported to be wet - not accessed.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns noted or reported.	
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	2 parking areas - one access ea. Location one pedestrian access.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street drop off	
1.2.4	Fire vehicle access.	4	Street access	
1.2.5	Signage.	4	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	Total stalls - 24 on 2 lots North lot 18 stalls - 10 energized East lot 6 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).	4	Both lots - gravel - surface drainage appears acceptable.	
1.3.4	Layout and safety of sidewalks.	F.I.	Layout acceptable - seasonal heaving reported.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - drainage appears acceptable - See 1.3.4	
1.3.6	Curb cuts and ramps for barrier free access.	3	Curb cut/ramp required at main entry	\$2,500
Other				
	Overall Site Conditions & Estimated Costs			\$18,000

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).	F.I.	1959	Possible damage at gym floor above crawl space - "soft spots" evident - See 1.1.7	
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 reports have not been prepared and are 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	All	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	All	No problems noted - Reported stucco replaced approx. 1997	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Paint parapet flashings	\$6,500
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	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No problems noted.	
Other		3	1959	Scope of work required for mechanical equipment (boiler etc) removal/replacement not determined - cost indicated is allowance only for one mech. Rm.	\$50,000

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	All	Original doors with plywood added to exterior face - replace except gym. Exits	\$18,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	See 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Original wood frame, thermal glazing with planted stops - deteriorated - replace all c/w infill construction.	\$112,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	See 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$186,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1959	Possible deterioration due to reported wet crawl space - See 1.1.7 and 2.1.1	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1959	- Gym flooring - vinyl sheet - released, bubbles, wrinkles - replace following wet crawl space review/resolution - Battleship lino - poor condition replace - Carpet - worn, open seams, pulls replace - Conc, Quarry and Mosaic tile - Acceptable	\$57,000
3.2.2	Wall materials and finishes.	4	All	Wall patching/painting in progress	
3.2.3	Ceiling materials and finishes.	3	All	- Glue on acoustic - damaged, sagging, falling off - replace - Gyp. Bd., suspended acoustic - acceptable	\$42,400

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.	2	All	Damaged and/or non-rated - replace 35 - remainder okay	\$45,500
3.2.5	Millwork	3	All	Mostly new millwork in classroom's - replace original to match new	\$42,700
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Acceptable	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1959	Gym. Equip. - good condition.	
3.2.8	Washroom materials and finishes.	2	1959	Materials and finishes acceptable. Replace damaged toilet partitions - not barrier free - renovate to meet requirements	\$30,000
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</i>		Bldg. Section	Description/Condition	
		F.I.	All	Authority having jurisdiction report not prepared or available	
		4	All	Combustible and non-combustible - no sprinklers	
		4	All	Appears to be acceptable.	
		2	All	Walls appear acceptable not all doors are rated - replace - See 3.2.4	
		4	All	Appears acceptable	
		2	All	- Not accessible - provide 2 stop elevator c/w hoistway - See 3.2.8 for washrooms	\$100,000
		F.I.	All	Audit available "Manage in Place" policy currently in effect - Extent of Hazardous materials and abatement costs not determined	
		3	1959	Gym. Acoustic poor - add acoustic treatment	\$17,550
Other		2	All	Doors at stair enclosures not latching and/or not auto release - replace - see 3.2.5	
Overall Bldg Interior Condition & Estim Costs					\$335,150

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).	N/A		No on site catch basin.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibbs available.	
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.	5		Street fire hydrant available.. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		No fire suppression system in building. A standpipe system as minimum fire protection shall be considered.	\$19,725.00
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).	3		2" municipal water supply for domestic water only. Upgrade to 4" supply is required to take care of standpipe system.	\$25,000.00
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3		Require backflow prevention valves in new fire line.	\$8,000.00
4.3.4	Piping and fittings.	3		20% of existing cast iron drainage pipes had been upgraded. Remaining drainage piping shall also be upgraded. Water piping had been changed to copper. (50% plumbing cost)	\$60,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in operating condition. Most lavatories are quite new. Replace old fixtures such as water closets and urinals.	\$30,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One residential size domestic hot water heater installed in 1993.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer appeared in good operating condition. Ground water sump pump automatic by float control.	
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		Original steam boiler system and condensate appeared in good operating condition. Equipment exceed service life.	\$88,763.00
4.4.2	Heating controls (including use of current energy management technology).	3		Air heating controls are old pneumatic system. No energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and chimney looks fine. No high level relief.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place. See 4.4.1	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
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).	3		Steam distributed to perimeter univents. Only general routine maintenance required. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		No visible deterioration in boiler room. See 4.4.1 (Cannot review piping in crawl space due to presence of asbestos)	
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.	3		Unit ventilators in each classroom to bring in outside air with preheat. Univents are the only heat source in the classroom. Equipment at end of life cycle. Required special order on parts. New ventilation system required. Separate ventilation system installed in office area. System not operational.	\$98,625.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Equipment capacities unknown. Insufficient ventilaton through univent system. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Poor. No air quantities available for evaluation. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		Common exhaust system to exhaust all classrooms through central exhaust fan located on roof. Exhaust capacity unknow. Exhaust fan condition appeared satisfactory. See 4.5.1.	
4.5.5	Separation of out flow from air intakes.	3		Poor. Replace system. See 4.5.1.	
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	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3	Old pneumatic system, no energy management technology. See 4.7.1 Univents require to operate all the time to maintain heat in the space.	
4.5.8	Air filtration systems and filters.	3	Filtration through unit air handlers in each classroom. New system required. See 4.5.1.	
4.5.9	Humidification system and components.	N/A		
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	Poor condition. See 4.5.1.	
Other		3	No fire dampers in ductwork. See 4.5.1	

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).	3		4 classrooms on upper floor are served by swamp coolers for summer cooling. Replace old units.	\$12,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
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		Old pneumatic control system. Upgrade system to energy management system.	\$59,175.00
Overall Mech Systems Condition & Estim. Costs					\$401,288.00

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 400 amp 120/240V single phase 3 wire main breaker C.D.P. Current peak consumption @ 36 KVA. Equipment upgraded in 1992.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Exterior lights at front and rear of building and over exits. Upgrade fixtures with photocell/timer control.	\$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	16 car plugs available.	
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	Fire alarm system was upgraded in 1995 with an Edward ESA2000 panel. Missing heat detectors in storage below gym stage.	\$3,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	System has been upgraded.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	System has been upgraded.	
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.	2		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Old panel in Library. Hallway panel is full with circuits doubled up. Upgrade panels to meet outlet requirements with additional space for future.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Generally satisfactory.	
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>35-40 F.C. in Office 40-45 F.C. in Classrooms 15-20 F.C. in Gym 40 F.C. in Staff room 50-60 F.C. in Library 10-15 F.C. in Hallways 25-30 F.C. in Washrooms</p> <p>Most rooms have 2 switches or 3 switches to control the lights. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.</p>	\$78,900.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contain PCB's in Ballast. Cost estimate for disposal of ballasts.	\$3,500.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in Classrooms. Upgrade fixtures. See 5.4.1	
Other		1		Non explosion proof type light fixture inside gas meter room. Replace existing fixture with explosion proof type.	\$500.00

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		Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV systems.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network system in offices, classrooms and library.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Network cabling are in conduit and are in good shape.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Network system in closet behind a classroom. Exhaust fan is constantly running instead of thermostatically controlled.	\$300.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears to be satisfactory.	
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 in 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					\$105,700.00

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>		2 units - one 1965; one 1966	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Foundation not visible - 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).	3	Metal siding above wood lap siding - paint lap siding	\$1,000
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	- Doors weather checked/damaged - replace - Windows - wood frame and fixed thermal/sliding alum. Deteriorated - replace	\$20,000
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	- Floors - Battleship - poor - replace - Walls - ply. Paneling - acceptable - Ceiling - steel beams/wood, decking, glue on acoustic tile - falling off - replace	\$5,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Minimal - acceptable	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable	
6.1.8	Heating system.	3	Furnace system in two portables. 1 new and 1 old. Old furnace exceed service life	\$4,000
6.1.9	Ventilation system.	3	Minimum ventilation through furnaces. See 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	2 portables. No security system, no exit sighs, no network. Old power panels. Upgrade lights to T-8 and electronic ballasts	\$14,000
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.	F.I.	Not accessible - no washrooms	
	Overall Portable Bldgs Condition & Estim Costs			\$44,000

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	9	Varies	676.9 m2	5	80	400 m2	276.9 m2	Classroom converted to ECS
7.2	Science Rooms/Labs	N/A			1	95	95 m2	(95 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	67.8 78.8 20.0	166.6 m2	3	1@130 2@90	310 m2	(143.4 m2)	1/2 of Library converted to computer room.
7.4	Gymnasium (incl. gym storage)	1	325.5 20.0	345.5 m2	1	250 25	275 m2	70.5 m2	40.0m had been converted to storage.
7.5	Library/Resource Areas	1	67.8	67.8 m2	1	110	110 m2	(42.2 m2)	1/2 of Library converted to computer room.
7.6	Administration/Staff, Physical Education, Storage Areas			135.6 m2			258.5 m2	(122.9 m2)	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			576.5 m2			563.5 m2	13.0 m2	
	Overall Space Adequacy Assessment	14		1968.9 m2	11		2012 m2	(18.1 m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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