

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

School Name:	Alex Ferguson Elementary School			School Code:	9101	
Location:	1704 - 26 Street S.W., Calgary, Alberta			Facility Code:	1430	
Region:	South			Superintendent:	Dr. Donna Micheals	
Jurisdiction:	Calgary School District No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-9			School Capacity:	225	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1956	A	2131.8	Stucco over wood lap siding, brick accents Flat roof	Steam boiler with perimeter radiation. Unit ventilators and exhaust.	
Additions/ Expansions	N/A					
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1956 (?)	1	75.8	Same	Same	Administration area modernized date not determined.
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)	N/A					
<b>List of Reports/ Supplementary Information</b>	Roofing inspection report not prepared. Authority having jurisdiction report(s) not prepared. Hazardous materials audit available - "Manage in Place" in effect.					

School Facility Evaluation Project  
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Asphalt overlay playground compound, replace portion of sidewalks, replace barrier-free ramps	\$80,000.00
2	Building Exterior	Paint flashings, replace exterior doors, replace windows c/w infill. (Cost includes allowance for boiler replacement.)	\$274,650.00
3	Building Interior	replace flooring, paint, replace glue-on ceiling tile, replace doors, millwork, blackboards, renovate washrooms, upgrade gym. Acoustics.	\$229,125.00
4	Mechanical Systems	Additional standpipe and hose are required to provide proper coverage. Install backflow prevention valves. Replace section of 4" galvanized water pipe. Replace plumbing fixtures and trims. Insulate domestic water piping. Replace heating system. Replace ventilation system. Replace control system with energy management technology.	\$350,385.00
5	Electrical Systems	Upgrade main service. Upgrade exterior lights. Upgrade fire safety systems including fire alarm, exit, and emergency lighting. Replace electrical panels. New light fixtures with T-8 and electronic ballasts are required. No surge protection on power	\$156,608.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Large surplus of 141 sq. m. 2 additional rooms as compared to guidelines.	
	7.2 Science Rooms/Labs	No science room:: converted to lunch room. Deficiency of 95 sq. m.	
	7.3 Ancillary Areas	Large deficiency of 97.5 sq. m.	
	7.4 Gymnasium	A slight surplus of 1.8 sq. m.	
	7.5 Library/Resource Areas	A slight deficiency of 3.6 sq. m.	
	7.6 Administration/Staff Areas	A slight surplus of 6.4 sq. m.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large surplus of 166.2 sq. m.	
	Overall School Conditions & Estim. Costs		\$1,090,768

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	Appear adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Paved compound - asphalt cracked - overlay pave. 2 timber play structures - replace.	\$62,750.00
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 and cable - acceptable. Bike stands - acceptable. Flag poles - acceptable.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Conc. At east side of building slopes toward building - replace - remainder appears to acceptable.	\$9,750.00
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 - acceptable. Three pedestrian access points.	
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.	
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	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	9 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	Gravel lot - drainage acceptable.	
1.3.4	Layout and safety of sidewalks.	3	Concrete and asphalt - replaced 240 sq. ft. cracked, uneven concrete.	\$1,500.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Drainage acceptable - see 1.1.6 and 1.3.4 for replacement of concrete sidewalks.	
1.3.6	Curb cuts and ramps for barrier free access.	1	Two wood frame access ramps - main and south entries - replace with concrete c/w guardrails.	\$6,000.00
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$80,000</b>

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	1956	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1956	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1956	No problems noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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.	1956	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.	1956	See 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4	1956	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	1956	No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1956	Paint Flashings.	\$2,500.00
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	1956	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1956	Internal roof drains to storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1956	No problems noted.	
Other		3	1956	Scope of work required for mechanical equipment removal / replacement not determined - cost indicated is the allowance only for one mechanical room.	\$50,000.00

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	1956	Original panel doors with plywood on exterior face - damaged, deteriorated - replace all.	\$16,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1956	Reference and cost - see 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1956	Reference and cost - 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	1956	Original wood frame, single glazed in wood sash with storms and infill - deteriorated - replace throughout c/w infill	\$205,650.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1956	Reference and cost - see 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1956	Reference and cost - see 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$274,650

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	1956	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1956	No problems noted.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1956	Concrete, VAT, terrazzo, in fair to good condition. Hardware - good condition. Replace battleship linoleum in classrooms. Carpet - good condition.	\$19,500.00
3.2.2	Wall materials and finishes.	3	1956	Concrete, block, and gypsum board - good condition. Paint throughout.	\$25,500.00
3.2.3	Ceiling materials and finishes.	3	1956	Concrete, gypsum board, spray tex and suspended acoustic - acceptable. Glue-on Acoustic damaged, peeling off, sagging - replace.	\$45,000.00

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.	2	1956	Replace 25 damaged and or non-rated doors - remainder minor damaged but acceptable.	\$32,500.00
3.2.5	Millwork	3	1956	Classroom millwork worn, outdated - replace to suit new mechanical system. Computer lab millwork - good.	\$49,200.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1956	Blackboards, tack boards - original and retro fit - replace in all classrooms.	\$15,175.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1956	Gymnasium equipment acceptable.	
3.2.8	Washroom materials and finishes.	1	1956	Washrooms acceptable condition but not barrier-free - renovate to provide barrier-free access.	\$30,000.00
Other		3	1956	Gymnasium acoustics poor - upgrade.	\$12,250.00

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>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		F.I.	1956	Authority having jurisdiction report not prepared or available.	
		4	1956	Combustible and non-combustible construction - no sprinklers.	
		F.I.	1956	Fire separations zones appear present except above ceiling construction not observed (concealed) - corridor zone doors not rated - see 3.2.4.	
		2	1956	Corridor walls appear acceptable - see 3.2.4 for non-rated door replacement.	
		F.I.	1956	Distances appear acceptable. Dead end corridor at east wing - south corridor. Position and swing of south wing zone doors creates dead end corridor.	
		1	1956	Not barrier-free - see 1.3.6 for exterior ramp(s) and 3.2.8 for washrooms.	
		F.I.	1956	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		N/A			
Other					
Overall Bldg Interior Condition & Estim Costs					\$229,125

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		Standpipe and fire hose (1-1/2") available inside building. Inadequate coverage to take care of east end.	\$8,000.00
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" municipal water supply, 2" fire line and 2" domestic water supply.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	1		Require backflow prevention valves in fire line.	\$8,000.00
4.3.4	Piping and fittings.	3		Most domestic water piping had been changed to copper. A 4" pipe from the incoming water main through the storage room remain galvanized, replace with copper.	\$5,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in good operating condition. Replace old fixtures and trims (40% of plumbing cost to replace fixtures).	\$51,360.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		One residential size domestic hot water heater. Recirculation available. System exceed service life.	\$1,500.00
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		3		No pipe insulation on domestic hot and cold water piping.	\$8,000.00

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 exceeds service life.	\$96,309.00
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 radiators and ventilation units. Only general routine maintenance required. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		No visible deterioration. See 4.4.1	
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. Equipment at end of life cycle. Required special order on parts. New ventilation system required.	\$107,010.00
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 in basement/crawl space. Exhaust capacity unknow. Exhaust fan condition appeared satisfactory. See 4.5.1.	
4.5.5	Separation of out flow from air intakes.	3		Replace system. See 4.5.1.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No exhaust system for range in Staff Room.	\$1,000.00
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).	3		Old pneumatic system, no energy management technology. See 4.7.1	
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).	N/A			
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.	\$64,206.00
Overall Mech Systems Condition & Estim. Costs					\$350,385

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).	3		Underground 400 amp 120/240V single phase 3 wire main breaker and splitter system. Current peak consumption @ 33 KVA. Equipment obsolete and need replacement.	\$15,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights at front and rear of building. Upgrade fixtures and add new fixtures on the sides with photocell/timer control.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		10 car plugs available. Old. Replacement required.	\$1,000.00
	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		Out of date fire alarm system consist of smoke detector in hallway, bells, pull stations in middle of hallway, no F/A panel. New F/A system is required.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2		Emergency lighting systems throughout the building are inadequate and out of date. A new system is required throughout.	\$7,500.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Exit lighting system totally out of date. No DC power supplies. New system is required with additional exit signs to better identify exit routes and meet building codes.	\$6,500.00
	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.	2		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Some existing panels are quite full and obsolete. Upgrade 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>40-50 F.C. in Office      40-50 F.C. in Classrooms  20-25 F.C. in Gym      25-40 F.C. in Staff room  40-45 F.C. in Library      10-25 F.C. in Hallways  10-20 F.C. in Washrooms      30-40 F.C. in Lunch Room.</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>	\$85,608.00
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.	\$4,000.00
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 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).	F.I.		Existing system installed inside cupboards in office. Alternate location may be required for future growth.	
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					\$156,608

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>	N/A	None on this site	
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		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	7	Varies	541	5	80	400	141	Classroom converted to ECS.
7.2	Science Rooms/Labs	N/A			1	95	95	-95	Converted to lunchroom.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	72.9 66.7 68.4	213	3	1@130 2@90	310	-97	Music room converted to classroom. Computer room converted from 1/2 library.
7.4	Gymnasium (incl. gym storage)	1	254.2 11.9 10.7	276.8	1	250 25	275	1.8	
7.5	Library/Resource Areas	1	77.9 19.4 9.1	106.4	1	110	110	-3.6	1/2 of library converted to computer room.
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	264.9			258.5	6.4	Includes lunch room (89.5 sq. m.) converted from science room.
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)			729.7			563.5	166.2	
	<b>Overall Space Adequacy Assessment</b>	12		2131.8	11		2012	119.8	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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