

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Alice M. Curtis Elementary School			School Code:	9302	
Location:	9711 Academy Drive S.E. Calgary			Facility Code:	1518	
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:	450	
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	1964	1	2038.5	Brick w/ river rock accents, exposed precast double tees, flat roof.	One Liberty hot water boiler with six heating pumps to serve the perimeter convectors and heating coils in the air handling units. Four pumps are active and two are standby's. Main air handler with swamp cooler in fan room to overhead supply diffusers in classrooms and offices. Separate air handler to serve the gym.	
Additions/ Expansions	1967	1	1403		Share system with original building.	
			<u>Total</u> 3441.5			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects.

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
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	No problems noted - snow cover - further review required	\$0
2	Building Exterior	Replace doors & windows - cost including allowance for structure remove/replace for mech. Equip. remove/replace	\$356,600
3	Building Interior	Replace flooring, refin. Hardwood, replace selected acoustic ceiling tile, replace doors, sink millwork, add computer work station, provide barrier free W/R's	\$289,075
4	Mechanical Systems	Mechanical systems are in reasonable operating condition. Heating equipment and ventilation equipment are all at the end of the service life and required replacement. Replace control system with energy management technology. Replace old plumbing fixtures and trims. Insulate domestic water piping.	\$542,420
5	Electrical Systems	Upgrade main service, obsolete equipment. Upgrade exterior lights. Upgrade car plugs. Upgrade fire safety systems including fire alarm, exit and emergency lighting. Replace electrical panels. Additional outlets to meet computer demands. New light fixtures with T-8 lamps and electronic ballasts are required. Provide network cabling in 13 classrooms. Relocate network system into a proper closet. No surge protection on power.	\$267,660
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	There is a large surplus of 165.9 m2	
	7.2 Science Rooms/Labs	There is a deficient of 71.7 m2	
	7.3 Ancillary Areas	There is a slight deficient of 13.1 m2	
	7.4 Gymnasium	There is a large deficient of 202.9 m2	
	7.5 Library/Resource Areas	There is a large surplus of 102.0 m2	
	7.6 Administration/Staff Areas	There is a large deficient of 111.3 m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	There is a large deficient of 139.4 m2	
	Overall School Conditions & Estim. Costs		\$1,455,755

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	F.I.	Appears adequate - condition not determined due to snow cover.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	F.I.	Condition not determined due to snow cover. Equipment (play structure) acceptable.	
1.1.4	Site landscaping.	4	Mature trees & shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fence - chain link, pipe rail, post & cable - good. Bikes - good. Flag - good.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Drainage conditions 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 from lane. Two pedestrian access points - one from parking/one from street at main entry.	
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 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	29 - stalls - 18 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.	Snow covered - not determined.	
1.3.4	Layout and safety of sidewalks.	4	Acceptable.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, drainage acceptable.	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade sidewalk from street.	
Other				
	Overall Site Conditions & Estimated Costs			\$0

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 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.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Exposed precast double tees, prefin. Metal flashing.	
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 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	1964	Scope of work required for mechanical equipment (boiler etc.) removal/replacement not determined - cost indicated is allowance only - for 3 mech. Rms.	\$150,000

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	Damaged - replace 12	\$21,600
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).	3	All	Alum. Frame, thermal glazing, removable exterior stops, glazing beads deteriorated - replace.	\$185,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	See 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$356,600

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).	4	All	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	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	All	12x12 VAT - Acceptable except at corridors. 6x6 Quarry tile - good; conc. - good. Battleship lino - joint peaking, worn - replace. Gym/stage - hardwood refinish.	\$51,650
3.2.2	Wall materials and finishes.	2	All	Conc., conc. Blk & gypsum board - good Ceramic tile - boy's & girls w/r's damaged, mis-match patched - replace.	\$5,000
3.2.3	Ceiling materials and finishes.	2	All	Precast conc. - good. Glue-on acoustic - damaged, stained - replace. Susp. Acoustic - replace damaged, stained tile in selected areas.	\$36,775

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, peeling paint, not labeled - replace all	\$82,800
3.2.5	Millwork	2	All	Millwork dated but in fair condition - replace sink units all CR's. Provide computer work stations in library.	\$81,350
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	1964	Gym. Equip. good condition.	
3.2.8	Washroom materials and finishes.	1	1964	Floors - 6x6 quarry tile - good. Walls - block - good - ceramic tile wainscotting - damaged - replace - see 3.2.2 Ceilings - glue on acoustic - stained - replace - see 3.2.3 Toilet partitions - rust/damage - replace - see other below.	
Other		1	1964	Washrooms not barrier free - renovate to meet code requirements	\$30,000

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.	
		F.I.	All	Separations appear to be present - zones appear to be present except above ceiling construction at corridor doors not observed - concealed.	
		2	All	Walls appear acceptable - non-rated doors in corridors - see 3.2.4	
		2	All	Distances acceptable - zone doors swing creates dead end corridor. - reposition and reverse swing - see 3.2.4 for door replacement.	\$1,500
		1	All	Barrier free access at main entry provide barrier free washrooms - see section 3. Other.	
		F.I.	All	Audit available - "manage in place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		N/A	All	No problems noted.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$289,075

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		Several 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).	4		Standpipe and fire hose (1-1/2") available inside the building.	
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 and 2" fire line.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves are installed.	
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in good operating condition. Replace old fixtures and trims. (40% plumbing cost)	\$82,600.00
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.	\$1,500.00
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		3		No insulation on domestic 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		One hot water boiler "Liberty" with six heating pumps , four active and 2 standby. Satisfactory condition. Two pumps to circulate hot water to radiation and two pumps to circulate hot water to air handling systems. Equipment exceed service life.	\$155,000.00
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).	3		Distribution system and associated components appear to be satisfactory. 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		Main air handling system to serve the entire building except the Gym. System consists of two swamp coolers, S/A fan, mixing section, filtration and heating coil.. Equipment exceed service life..	\$172,075.00
		3		Gym area handle by an air handler. Equipment exceed service life.	
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.	4		Appears to be satisfactory.	
4.5.5	Separation of out flow from air intakes.	3		Appears to be satisfactory except for the Library area where the sidewall supplies and returns are very close to each other. See 4.5.1	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		Exhaust hoods required above range in staff room.	\$15,000.00

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		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.	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).	4		Appears to be satisfactory.	
Other		3		Office area air distribution is relatively poor. 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)	3		Same as ventilation system. See 4.5.1	
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		3		Cooling system shall be added to computer network closet.	\$5,000.00
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.	\$103,245.00
	Overall Mech Systems Condition & Estim. Costs				\$542,420.00

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).	3		Underground 350 amp 120/208V 3phase 4 wire main service to 400 amp CDP. Estimated peak load demand @ 61 KVA. Service size adequate. Equipment obsolete and need replacement.	\$20,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights around the building. Time clock control. Upgrade fixtures.	\$3,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		18 car plugs available. Poor shape, upgrade required.	\$2,000.00
	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. New F/A system is required.	\$15,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2		Existing equipment are functional but inadequate and out of date. New system is required throughout..	\$8,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2		Existing exit sign working. Upgrade exit signs with LED type to improve reliability.	\$5,000.00
	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 quite full and obsolete. Upgrade to meet outlet requirements with additional space for future.	\$25,000.00
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.	\$13,000.00
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		Existing lighting are fluorescent fixtures with T-12 lamps throughout. 60-70 F.C. in Office (exterior) 35-40 F.C. Interior Offices 40-50 F.C. in Classroom 15-20 F.C. in Stage 20 F.C. in Gym 70-80 F.C. in Staff room 40-45 F.C. in Library 25-35 F.C. in Hallways 30-35 F.C. in Washrooms 40-45 F.C. in Art Room 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.	\$137,660.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Existing fixtures may contain PCBs in ballast. Cost estimate for disposal of ballasts.	\$6,000.00
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		No CCTV, satellite or cable TV systems. Paging through telephone system only - no speakers.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network cabling upgraded in Offices, some Classrooms and Library. Additional network cabling is required to 13 classrooms.	\$13,000.00
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 Janitor Room. Poor ventilation. Existing wiring and components should be relocated into a proper closet designed to BICSI Standards.	\$8,000.00
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.	\$10,000.00
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					\$267,660.00

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>	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		
	Overall Portable Bldgs Condition & Estim Costs			0

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	13	Varies	1125.9 m2	12	80	960 m2	165.9 m2	Classroom converted from portion of lunch room
7.2	Science Rooms/Labs	1	118.3	118.3 m2	2	2@95	190 m2	(71.7 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	Varies	386.9 m2	4	1@130 3@90	400 m2	(13.1 m2)	Music converted from classroom Art room converted from portion of lunch room
7.4	Gymnasium (incl. gym storage)	1	258.6	270.1 m2	1	430 43	473 m2	(202.9 m2)	
7.5	Library/Resource Areas	1	266.7	302 m2	1	200	200 m2	102 m2	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	315.7 m2		Varies	427 m2	(111.3 m2)	Includes Mech space of (163.5 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)			922.6 m2			1062 m2	(139.4 m2)	
	Overall Space Adequacy Assessment	21		3441.5 m2	20		3712 m2	(270.5 m2)	

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