

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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

School Name:	ANDREW DAVISON ELEMENTARY SCHOOL			School Code:	9303	
Location:	9603 - 5th. St. S.E., Calgary, Ab			Facility Code:	1519	
Region:	South			Superintendent:	Dr. Donna Micheals	
Jurisdiction:	Calgary School District No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K - 6			School Capacity:	500	
<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	1963	1	2063.4	Masonry, Frame/Stucco Flat roof	- Low pressure steam boiler and perimeter radiation for heating - 4 ventilation systems: a) AHU to gymnasium b) AHU to library c) Built up system to east wing classrooms and office with swamp cooler. D) Climate changer system to west wing classrooms with spray humidification.	Modernization Required
Additions/ Expansions	1967	1	2294.0			Modernization Required
			TOTAL 4357.4			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1963 (?)	1	91.5	Same	Same	Minor - Admin. Area
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	Pave playground areas, and parking lot, Repair chain link fence, Regrade at south side of building.	\$84,850
2	Building Exterior	Paint flashings, replace exterior doors and windows (cost includes allowance for boiler replacement)	\$327,350
3	Building Interior	Replace flooring, Acoustic ceilings, doors, millwork, blackboards, folding partitions, provide barrier free washrooms	\$461,050
4	Mechanical Systems	Replace old plumbing fixtures and trims. Replace boiler system. Replace ventilation system. Upgrade existing pneumatic controls to energy management system	\$697,692
5	Electrical Systems	Upgrade building exterior lighting. Upgrade life safety systems includes fire alarm, emergency and exit lighting systems. Upgrade power panels. Replace light fixtures with T-8 lamps and electronic ballasts. Dispose PCB ballasts. Upgrade network cabling in missing classrooms.	\$260,496
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	A large surplus of 191.9 m2 including a converted classroom to an ECS class.	
	7.2 Science Rooms/Labs	A deficient of 77.9 m2. However ability to increase space due to folding partitions on two walls.	
	7.3 Ancillary Areas	A large surplus of 136.4 m2.	
	7.4 Gymnasium	There is a deficient of 96.8 m2	
	7.5 Library/Resource Areas	A slight surplus of 26.2 m2	
	7.6 Administration/Staff Areas	A slight deficient of 8.3 m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large surplus of 202.9 m2	
	Overall School Conditions & Estim. Costs	An overall surplus of 374.4 m2	\$1,831,438

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size adequate for functional and educational needs	
1.1.2	Outdoor athletic areas.	4	Acceptable	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	- "Compound" area paving area cracked, patched and ponding Re- establish grades and overlay pave - Equipment - One new structure - okay - One timber structure - replace	\$51,750
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).	3	- Chain link, post and cable, pipe-rail - replace 10m chainlink - Bike stand - okay - Flag pole - okay	\$1,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	- Paving at west side of building drains to building regrade & overlay pave - cost in 1.1.3 - Grade at south side of 1967 building slopes to building - regrade & sod	\$2,000
1.1.7	Evidence of sub-soil problems.	F.I.	Water (rust) staining and efflorescence at watermain entry in Basement meter room	
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 line. Two pedestrian access points from city sidewalk.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	No on-site roadways	
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	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	22 Stalls energized 18 Additional stalls	
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).	2	Asphalt paved with catch basins - paving in poor condition - patches, cracks, ponds, - overlay pave	\$30,100
1.3.4	Layout and safety of sidewalks.	4	Layout and safety acceptance	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete surface - drainage - okay	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade access at main entry	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$84,850

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	<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>		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.	F.I.	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).	3	All	- Flashings requires painting - Fascias - wood painted - okay - Soffits - wood decking painted - okay	\$5,250
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.	N/A	All	Internal roof drainage to storm sewer	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	F.I.	Mortar spalled at glu-lam beam seat staff room	
Other		3	All	Scope of work required for mechanical equipment, Boiler etc.) removal/replacement not determined. Cost indicated is allowance only for two mech. rms	\$100,000

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	Doors fair to poor condition - damage and weather checked replace all	\$22,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Reference and cost - See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	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	All	Double glazed aluminum - thermal bridging and seal failure - replace all	\$200,100
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Reference and cost - See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	Reference and cost - See 2.4.4	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$327,350

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 observed - See also 2.3.5	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1967	Floor cracks in corridor at courtyard area.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Concrete & Quarry tile - acceptable Carpet areas - acceptable 9" x 9" VAT varies in condition - replace all Gym. Hardwood - refinish	\$108,150
3.2.2	Wall materials and finishes.	3	All 1963	Concrete, block & brick - acceptable Gypsum board in Anc/Music water damaged - repair & paint	\$4,300
3.2.3	Ceiling materials and finishes.	3	All	Concrete, wood decking/Glu-lam & Gypsum board - okay Glue-on Acoustic - damaged, stained, sagging in various areas - replace throughout with SUSP. Acoustic to suit lighting	\$106,400

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	3	1963	Doors in fair to poor condition - fitted with non-rated grilles or no labels - replace all	\$31,200
			1967	Doors in fair to good condition - replace 6 - remainder - serviceable	
3.2.5	Millwork	3	1963	Unsuitable in classrooms, music and ancillary - replace to suit new mech	\$113,150
			1967	Library - poor condition - replace free standing computer lab - using tables - provide new	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1963	Blackboards original - worn - replace all Tackboards - okay	\$25,650
			1967	Blackboards sim. To 1963 - white boards added over - replace	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1963	Gym. equipment acceptable	
3.2.8	Washroom materials and finishes.	2	All	- Floors - Quarry tile - okay - Walls - Conc.Block - with ceramic tile wainscotting in 1963 - okay - Ceilings - glue on Acoustic - damaged, stained - replace - Partitions - Damaged in 1967 - replace - Washrooms not barrier free accessible - renovate 2 washrooms to provide access	\$30,000
Other		2	1963 1967	Gym. Folding partition damaged - replace Folding walls - peeling vinyl - replace vinyl finish	\$35,000

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.		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible and non-combustible; No sprinklers	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Fire separations zones appear present except above ceiling construction not observed.	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	All	Walls - Concrete block/brick - okay Zone doors - non latching, no auto Hold-open Release - replace 9 See also 3.2.4 for other doors	\$7,200
	3.3.4	Exiting distances and access to exits.	4	All	Distance and access appear acceptable.	
	3.3.5	Barrier-free access.	2	All	Single Storey - at grade access. Washrooms not barrier free accessible Provide 2 barrier free - See costs in 3.2.8	
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Audit available - "Manage in Place" policy currently in effect. - Extent of Hazardous materials and abatement costs not determined	
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other		F.I.	1967	Walls between library & adjacent rooms appear to be constructed utilizing plywood wainscotting with fibreboard over - Review Re: Flame spread rating		
	Overall Bldg Interior Condition & Estim Costs				\$461,050	

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		Catch basins in parking lot are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibs 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.	5		Street fire hydrants available; no siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe (1 1/2") in hallway throughout 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 municipal water service with 2" to fire protection, 2" water meter to domestic water service and 1-1/2" to irrigation.	
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 throughout the system.	
4.3.4	Piping and fittings.	4		Drainage piping all cast iron. Domestic hot and cold water all copper. Satisfactory condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Appears to be satisfactory for now. Replace old fixtures and trims. (50% of plumbing cost to replace fixtures)	\$130,722.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One residential size H.W. heater was replaced in 1999. Recirculation pump system available and in operating condition.	
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.	
Other		2		Roof drain pipe condensation in storage room next to gym. Insulate pipe and ceiling repair.	500.00

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		Steam heating system appears to be in good operating condition. System exceed service life.	217,870.00
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		Satisfactory condition. No high level relief in boiler room.	
4.4.4	Treatment of water used in heating systems.	3		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).	3		Satisfactory condition. See 4.4.1	
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 systems 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.	3		Appears to be satisfactory. See 4.4.1	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Appears to be satisfactory. See 4.4.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Reasonable.	
4.4.13	Zone/unit heaters and controls.	3		Appears to be satisfactory. See 4.4.1	
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		Two air system in east wing (original building) fan room: a) Air handler to serve gym and b) A built up system with 2 swamp coolers to serve the east wing classroom and office. Gym unit appears satisfactory. Main system swamp coolers are in bad shape. Lack of service and leaking.  Two air system in west wing fan room above the facilitators office: a) Air handler to serve the library b) Spray coil climate changer to serve the classrooms. (Spray coil unit may not be working or shut off). Both units appear to be satisfactory.  All above equipment at end of life cycle. New systems required.	217,878.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacity unknown. Outside air for the occupant load not available. Overall air circulation is poor especially in the east wing. See also 4.5.1 and 4.5.11	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Air distribution appears to be satisfactory. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	3		Capacity unknown. Exhaust systems appear to be quite poor. New exhaust system required. Part of 4.5.1	
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		3		Air quality appears to be quite poor in the east wing. This may be caused by swamp cooler problem. See 4.5.1	
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	Old pneumatic system; no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	4	Generally satisfactory.	
4.5.9	Humidification system and components.	F.I.	No humidification in east wing. West wing spray humidification system may not be functional. Further investigation required.	
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	Inside ductwork appears very dirty. Poor air flow especially in east wing. 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		One pneumatic control system. Upgrade system to energy management system.	\$130,722.00
	Overall Mech Systems Condition & Estim. Costs				\$697,692.00

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 120/208V 3pH 4W main service. Original equipment appears to be satisfactory. Estimated peak demand @ 77KVA	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	One old light fixture in front of building with several HID wall packs on the side. Insufficient exterior lights. Required to add minimum 6 HID wall packs.	\$10,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	22 exterior car plugs. No weatherproof cover plates, one damaged, repair required.	100.00
	Other			
5.2	Life Safety Systems			
			<u>Bldg. Section</u> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Existing fire alarm system is out-of-date. Upgrade system to include fire alarm annunciator panel new devices to current technology and include strobe lights. Need additional devices to meet current building code.	\$20,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	Existing equipment out-of-date and at end of service life. Upgrade required with additional emergency light heads to provide proper coverage.	\$12,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	Existing exit sign working. Some additional signs are required to better identify exit routes and meet building code. Change to LED type to improve reliability.	\$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		Existing panels are quite old and reasonably loaded. Existing panels in east wing to be upgraded to meet computer and convenience outlet requirements with space for future.	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.	4		Appears to be 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		Fluorescent fixtures with T-12 lamps throughout. 50-60 F.C. in Office. 10-20 F.C. in Gym, 15-25 F.C. in Hallway, 30-40 F.C. in East Wing Classrooms, 35-40 F.C. in West Wing Classroom, 25-30 F.C. in Staff Room, 45-50 F.C. in Library, 30 F.C. in Science Room, 20-30 F.C. in washrooms and 20-30 F.C. in Lunch Room. Most rooms have 2 or 3 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.	\$174,296.00
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.	\$7,600.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in classrooms. 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		Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network cabling upgraded, Cat 5 cable installed. Quad drops in classrooms, library and offices except for 8 classrooms (7 in East Wing and 1 in West Wing). All network in conduit. Computer lab fully networked.	\$8,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Network cabling are in conduit but not very tidy @ telecommunication closet. Lots of loose cabling.	\$500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Appears to be satisfactory.	
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).	N/A			
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					\$260,496.00

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		
	<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 (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	16	Varies	1311.9 m2	14	80	1120 m2	191.9 m2	ECS classroom (83.3 m2) converted from classroom
7.2	Science Rooms/Labs	1	112.1	112.1 m2	2	95 95	190 m2	(77.9 m2)	Has folding partitions able to expand into two other rooms.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	Varies	536.4 m2	4	1@130 3@90	400 m2	136.4 m2	
7.4	Gymnasium (incl. gym storage)	1	357.5 18.7	376.2 m2	1	430 43	473 m2	(96.8 m2)	
7.5	Library/Resource Areas	1	246.2	246.2 m2	1	220	220 m2	26.2 m2	
7.6	Administration/Staff, Physical Education, Storage Areas			348.7 m2			357 m2	(8.3 m2)	Includes mech space of (157.6 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)			1425.9 m2			1223 m2	202.9 m2	
	<b>Overall Space Adequacy Assessment</b>	25		4357.4 m2	22		3983 m2	374.4 m2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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