

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Andrew Sibbald Elementary			School Code:	9336	
Location:	1711 Lake Bonavista Dr. S.E. Calgary, Ab			Facility Code:	1546	
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:	500	
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	1971	1	3524	Masonry with timber column & beams, Flat roof	Masonry with timber column & timber; Flat roof	Concern about air circulation. Too much supply in some classrooms and not enough in the others.
Additions/ Expansions	N/A		TOTAL			
			3524.0			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1971 (?)	1	291.2	Same	Same	Admin area renovated/modernized.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					None on this site.
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	Re - Anchor letter at signage	\$200.00
2	Building Exterior	Paint flashings, replace doors, replace windows, (Cost includes allowance for mechanical equipment removal / replacement)	\$214,500.00
3	Building Interior	Replace carpet, refinish hardwood floors, replace suspended acoustic ceiling tile, replace damaged and non-rated doors, replace & provide new millwork, replace folding partition, provide stair lift.	\$157,000.00
4	Mechanical Systems	Boilers and ventilation systems appear to be satisfactory but approaching the end of their service life. Air circulation problem, rebalancing required. Major duct cleaning. Replace toilet. Upgrade pneumatic controls to energy management system.	\$468,000.00
5	Electrical Systems	Upgrade fire alarm system, emergency and exit lighting system. No surge protection. Replace existing fluorescent fixtures with T-8 lamp and electronic ballasts	\$183,060.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Storage converted to classroom Art converted to classroom	
	7.2 Science Rooms/Labs	Sci eliminated - converted to classroom	
	7.3 Ancillary Areas	Art eliminated - converted to classroom	
	7.4 Gymnasium	Slightly undersized	
	7.5 Library/Resource Areas	Portion converted to computer lab	
	7.6 Administration/Staff Areas	over area but includes mech areas.	
	7.7 CTS Areas	No CTS	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Under area - open plan reduces circulation area.	
	Overall School Conditions & Estim. Costs		\$1,022,760

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site appears adequate for functional and educational needs	
1.1.2	Outdoor athletic areas.	F.I.	Appears adequate/areas snow covered - condition not determined.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	F.I.	area snow covered - condition not determined 2 play structures - one new; one timber - Review for replacement.	
1.1.4	Site landscaping.	4	Minimal - Mature trees and shrubs	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Minimal - Chain link and pipe rail - acceptable Post and cable at lane - acceptable NOTE: Large site mostly unfenced Flag pole & Bike stands acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Site snow covered - condition not determined.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.	F.I.	Review safety Re: minimal fencing	
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 - acceptable One mainentry access point from sidewalk and access from parking.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	Access roadway - snow covered - not determined	
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	Access from street	
1.2.5	Signage.	3	Letter "R" falling off - Reanchor	\$200.00
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	24 stalls energized 22 additional stalls incl 1 disabled	
1.3.2	Layout and safety of parking lots.	4	Appears acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Snow covered - not observed.	
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	sloped sidewalk from street sidewalk	
Other				
	Overall Site Conditions & Estimated Costs			\$200

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	1971	No problem noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1971	No problem noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1971	No problem 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.	1971	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.	1971	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1971	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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1971	Brick, Stucco over windows - No problems observed.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1971	Metal parapet flashing not painted - paint	\$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	1971	No Problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1971	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1971	No problem noted	
Other		3	1971	Scope of work required for mechanical equipment (boiler etc.) removal / replacement not determined - cost indicated is allowance only for two mechanical rooms.	\$100,000.00

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	1971	Damaged, weathered checked - replace all	\$12,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1971	Reference and cost 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1971	Reference and cost 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1971	Single glazed Alim. With interior single glazed Alum "snap-in" sash. Venetians within air space Replace all c/w infill construction	\$100,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1971	Reference and cost 2.4.1	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1971	Reference and cost 2.4.1	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$214,500

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	1971	No problems noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1971	No problems noted	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1971	- Concrete, Quarry/ceramic tile & vat acceptance carpet in open classrooms & library worn, open seams, stretched, zippered - replace - Gym & stage hardwood - Refinish	\$45,000.00
3.2.2	Wall materials and finishes.	F.I.	1971	Concrete block - okay Vinyl faced demountable partitions in classrooms areas paper covered (see section 3 other) - not observed re: condition	
3.2.3	Ceiling materials and finishes.	3	1971	Majority of suspend acoustic tile damaged - replace tile - grid okay	\$34,000.00

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.	3	1971	10 damaged - replace See also 3.3.3 - remainder - okay	\$6,500.00
3.2.5	Millwork	3	1971	Classroom - limited size - door condition - replace Computer - using table - provide new	\$25,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1971	Acceptable	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1971	Folding partition - damaged - replace gym. Equip. - good Stage - acoustic wall - good	\$25,000.00
3.2.8	Washroom materials and finishes.	4	1971	Floors - ceramic tile okay Walls - Block okay ceiling - See 3.2.3 Toilet partitions - okay - incl. Barrier free	
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.	1971	Authority Having Jurisdiction report not prepared or available form CBE		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1971	Combustible and non-combustible - no sprinklers	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	1971	Separations appear to be present - zones appear present except above ceiling construction at corridor doors not observed - concealed.	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	1971	Corridor walss - block - okay Doors fitted with non-rated grilles or damaged - Replace 5 - Zone doors "Hooked" open & non latching - replace 4	\$6,000.00
	3.3.4	Exiting distances and access to exits.	1	1971	Distances accetable Doors added in corridor adjacent to stage area create dead end corridor and due to swing create one only exit - remove doors	\$500.00
	3.3.5	Barrier-free access.	2	1971	At grade sidewalk access at main entry. Provide stair lift to stage/music room. See 3.2.8. Re: Washrooms.	\$15,000.00
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1971	Audit avilable - "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.,	1971	Excessive amount of paper etc. on demountable partition walls - review Re: flame spread ratings.		
	Overall Bldg Interior Condition & Estim Costs				\$157,000	

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 3" to fire protection. 2" water meter to domestic water service and 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. Replace one cracked toilet base in girl's room.	\$1,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2		One residential size H.W. heater appears to be satisfactory. Recirculation pump requires replacement.	\$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.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Two original steam boilers appear to be in good operating condition. Routine maintenance required. The system is approaching the end of its service cycle.	\$158,580.00
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.	
4.4.4	Treatment of water used in heating systems.	4		Periodic water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory condition.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Distribution systems and associated components appear to be satisfactory. Only general routine maintenance required	
4.4.9	Heating piping, valve and/or duct insulation.	4		No visible deterioration.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Appears to be satisfactory.	
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.	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		Two systems. Main system fan room consists of climate changer unit, inline R/A fan, heating coil and humidifier. Gym system consists of separate air handler. Both systems appear to be satisfactory. The system is approaching the end of its service life.	\$176,200.00
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.	
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.	F.I.		Capacity unknown. Exhaust systems appear to be in satisfactory operating condition.	
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).	3		No hood fan exhaust over range in staff room.	\$500.00
Other		3		Concerned about air circulation. Too much air supply in some area and not enough in other areas. Rebalancing of system required.	\$10,000.00

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		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.	3		Humidification system in operating condition. Routine maintenance required. Humidity inside main air system caused scale to build up and paint to come off unit. Clean unit and repaint.	\$3,000.00
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		Inside ductwork appears very dirty. Major duct cleaning required.	\$12,000.00
Other					

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.	\$105,720.00
	Overall Mech Systems Condition & Estim. Costs				\$468,000.00

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 800 amp 120/208V 3pH 4W main service. Original equipment appears to be satisfactory. Estimated peak demand @ 106KVA	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	HID wall packs at front and side of building. Time clock to control lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	24 exterior car plugs. No weatherproof cover plates.	
	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.	\$18,000.00
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.	\$10,000.00
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.	\$6,000.00
	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.	2		No surge protection.	1,500.00
5.3.2	Panels and wireways capacity and condition.	4		Existing panels are reasonably loaded but with space beside for future upgrade to 84 CCTS. New panels are different size and may not fit into the space provided.	
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. 45-50 F.C. in Office. 20-40 F.C. in Gym (use H.I.D.), 20 F.C. in Hallway, 30-40 F.C. in Classrooms, 35-40 F.C. in Staff Room, 30-35 F.C. in Library, 30-35 F.C. in Science Room, 35-40 F.C. in washrooms. 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.	\$140,960.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contains PCB's in ballast. Cost estimate for disposal of ballasts.	\$6,600.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Partial lighting was turned off. Uneven lighting level. 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		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).	4		Network cabling upgraded. Cat 5 cable installed. Quad drops in classrooms, library and offices. All network in conduit. Computer lab fully networked.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Appears to be satisfactory.	
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	1971	Not Accessible - See 3.3.5 for lift	
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					\$183,060.00

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	20	Varies	1407.1 m2	14	80	1120 m2	287.1 m2	Science room converted to ECS Storage room converted to classroom Art room converted to classroom
7.2	Science Rooms/Labs	N/A			2	95	190 m2	(190 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	99.9 70.4 45.4	215.7 m2	4	1@130 3@90	400 m2	(184.3 m2)	Conference room and portion of library converted to computer lab
7.4	Gymnasium (incl. gym storage)	1	357 70.4 11.0	394.0 m2	1	430 43	473 m2	(79.0 m2)	
7.5	Library/Resource Areas	1	193.2 26.5	219.7 m2	1		220 m2	(0.3 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas			420.7 m2			357 m2	63.7 m2	Includes mech areas (154.5 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)			866.8 m2			1153 m2	(286.2 m2)	Includes 2 entrance areas (121.4 m2)
	Overall Space Adequacy Assessment	25		3524.0 m2	22		3913 m2	(389.0 m2)	

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