

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Banff Trail Elementary			School Code:	9202	
Location:	3232 Cochrane Rd., N.W., Calgary			Facility Code:	1466	
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	1959	1	3008.9	Masonry, Stucco over lap siding, Brick accents, Flat roof	- Steam boiler with perimeter radiation - Unit ventilators and exhaust	Modernization required.
Additions/ Expansions	1966	1	423.6	Same	Same	Same
			TOTAL 3432.5			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1959 (1984)	1	259.7	Same	Same	Minor modernization
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.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Replace 158 m2 conc. Slab at play area, replace play structure, grade and provide precast curb stops at parking lot, provide barrier free ramp.	\$58,500
2	Building Exterior	Paint flashing and wood lap siding, replace exterior doors and windows c/w infill. (Cost includes allowance for boiler replacement)	\$427,500
3	Building Interior	Replace VAT and battleship lino flooring, patch and paint plaster/Gyp. Bd. And conc. Blk., replace Glue-on acoustic ceilings, replace damaged/non rated doors, replace millwork, and blackboards/tackboards, reno W/R's, upgrade Gym, add stair lifts.	\$491,980
4	Mechanical Systems	Additional standpipe and hose required to provide proper coverage. Install backflow prevention valve. Replace galvanized water pipe to fire protection system. Replace sanitary, storm piping. Replace plumbing fixtured and trims. Insulate domestic water piping. Replace heating system. Replace ventilation system. Ventilate network closet. Replace control system with energy management technology.	\$665,855
5	Electrical Systems	Upgrade main service. Upgrade exterior lights. Upgrade fire safety systems including fire alarm, exit and emergency lighting. Replace electrical panels and add outlets for computers and convenience. New light fixtures with T-8 lamps and electronic ballasts are required. Complete computer network system. No surge protection on power	\$265,300
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	There is a slight surplus of 69.2 m2.	
	7.2 Science Rooms/Labs	A deficiency of 92.4 m2. Only one Science room	
	7.3 Ancillary Areas	There is a deficiency of 95.1 m2. 3 of 4 ancillary rooms have converted from classrooms	
	7.4 Gymnasium	A large deficiency of 202.3 m2	
	7.5 Library/Resource Areas	There is a surplus of 152 m2, however this space is also used as a computer lab.	
	7.6 Administration/Staff Areas	A deficient of 194.7 m2.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	There is a slurplus of 83.8 m2	
	Overall School Conditions & Estim. Costs		\$1,909,135

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears 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	Conc. Slab - heaved/cracked - replace 158 m2 Timber play structure - replace	\$40,000
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	Chain link fence and pipe-rail - good Bike stands - acceptable Flat pole - acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Appears acceptable	
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		F.I.	Parking against building in locations of present outside air intakes. - posted re; no back in parking	

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 Two pedestrian access points - one street, one from parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No road network	
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	Overall stall count not determined - not marked 22 stalls energized.	
1.3.2	Layout and safety of parking lots.	3	No markings/curb stops - layout lot and install parking curb stops	\$7,500
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lot - no catch basins - drainage appears to be minimal slope to street. - Minor pot holes regrade for better slope conditions	\$5,000
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 appears acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	2	No barrier free access - provide ramp at main entry c/w guard rails	\$6,000
Other				
	Overall Site Conditions & Estimated Costs			\$58,500

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).	F.I.	1959	One skylight at entry area - See 2.2.1	
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).	3	1959	- Minor stucco cracking adjacent to west entry visible stucco patch at exit door (west side of S.W. wing) - Lap siding below stucco - fair to good condition - paint	\$13,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Peeling paint at parapet flashings - paint	\$12,000
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 system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1959	Minor plaster cracking - various locations parch and paint - cost in 3.2.2	
Other		3	All	Scope of work required for mechanical equipment removal/replacement not determined. - Cost indicated is allowance only for one mech.rm.	\$50,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Weather checked, plywood overlay on Ext. side - fair to poor condition - replace all	\$20,000
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	Wood frame, single glazed in wood sash c/w storms - deteriorated - replace throughout c/w infill	\$332,000
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				\$427,500

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).	3	All	Minor plaster cracking at various locations - patch and paint - Cost in 3.2.2	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1959	Cracking(old) across door recess locations at S.W. and S.E. wings.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	- Terrazzo - generally good - some cracking - Conc. - old cracks - Generally good - Quarry tile - Good - Carpet - replace in staff Rm. - remainder - good - VAT and Battleship lino - fair condition - some patching, lifting and peaking seams - replace all - Refinish hardwood - Gym and Stage	\$82,800
3.2.2	Wall materials and finishes.	3	All	Block - good - paint Gyp. Bd./plaster - minor patch/repair - paint throughout	\$66,150
3.2.3	Ceiling materials and finishes.	3	All	Gyp. Bd., susp. Acoustic and spratex - acceptable Glue-on Acoustic - some mis match patching, stains and sagging - replace throughout with suspended acoustic to suit new lighting	\$86,730

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	All	Damaged and non-rated doors - replace 34 doors - remainder fair to good condition	\$42,500
3.2.5	Millwork	3	All	- Original millwork - worn, outdated - replace throughout to suit new mech. - Provide new computer work stations	\$100,200
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Blackboards and tackboards - retro fit on original - replace all	\$31,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1959	Gym equipment acceptable	
3.2.8	Washroom materials and finishes.	2	1959	Floors - Quarry tile - good Walls - Block - good Ceiling - Spray-tex - good T-partitions - original metal - good Not barrier free - renovate to meet requirements	\$30,000
Other		3	1959	Gym acoustics poor - upgrade	\$12,600

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.	1959	Fire separation zones appear to be present except above ceiling construction at corridors not observed (concealed)	
		2	All	Conc. Block appear acceptable Zone doors require replacement - Cost in 3.2.4 non rated corridors require replacement - Cost in 3.2.4	
		F.I.	1959	Distance appears acceptable - position and swing of one set of doors creates a dead end corridor.	
		1	All	- Not barrier free accessible - See 1.3.6 for exterior ramp - Provide two stair lifts(at S.E. wing and stage) - See 3.2.8 for washrooms	\$40,000
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		3	1959	Poor acoustics in Gym. See section 3 "other"	
Other					
Overall Bldg Interior Condition & Estim Costs					\$491,980

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.	5		Street fire hydrant available in front of building. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		Fire hose and standpipe (1-1/2") in hallway throughout the building. No fire protection @ end of North Wing. Centre standpipe cannot reach the north end. Also insufficient coverage to Library @ SW end.	\$12,000.00
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).	3		4" incoming water supply, 2" to domestic and fire service. 1-1/4" to irrigation. Incoming main is cast iron pipe, rust in water, replacement required.	\$20,000.00
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow prevention valves are installed except in fire line.	\$6,000.00
4.3.4	Piping and fittings.	3		Drainage piping all cast iron. Sign of rust @ joints, replacement required. Domestic piping are all copper in satisfactory condition. Galvanized water pipe use in fire system. Replace piping.	\$100,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Appears to be satisfactory for now. Replace old fixtures and trims (40% of plumbing cost to replace fixtures).	\$82,380.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Residential size hot water tank was replaced in 1996. Satisfactory condition. Recirculation system available.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3		Sanitary and storm sewers to municipal system. Sump pit and pump in boiler room, satisfactory condition. See also 4.3.4	
Other		3		No pipe insulation on domestic hot and cold water piping.	\$10,000.00

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 in 1960. System and condensate system appeared in good operating condition. System exceed service life.	\$154,500.00
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. No high level relief in boiler rooms. Boiler room is quite warm.	
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 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	1959 1965	Unit ventilators, radiation and exhaust only, system exceed service life. New system required.	\$172,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Equipment capacities unknown. Outside air for the occupant load not available. Insufficient ventilation through uni-vent 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	1959 1965	Poor exhaust system and insufficient capacity. 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		Gas range in kitchen, no exhaust system.	\$1,000.00
Other		3		Lack of ventilation in storage rooms, janitor rooms and interior rooms. See 4.5.1	

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		Poor. 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. No exhaust in gym. Poor air quality in Office. 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).	2		Poor ventilation network closet.	\$5,000.00
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 genenergy management system.	\$102,975.00
Overall Mech Systems Condition & Estim. Costs					\$665,855.00

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 400 amp 120/240V 1phase 3 wire main service. Original equipment approximately 40 years old.. Estimated peak load demand @ 52 KVA. Equipment obsolete and need replacement.	\$20,000.00
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 with photocell/timer control.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		22 car plugs available.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Existing fire alarm system is out of date. Upgrade system to include fire alarm annunciator panel and new devices to current technology and include strobe light. 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 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.	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 required to meet computer and convenience outlet requirements with additional space for future.	\$30,000.00
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 is in fair condition. New outlets will be required to meet demands for computer and convenience requirements.	\$15,000.00
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. 40-50 F.C. in Office, 30-40 F.C. in Classroom, 15-20 F.C. in Gym, 35-50 F.C. in Staff room, 25-40 F.C. in Library, 10-25 F.C. in Hallways, 20-30 F.C. in Washrooms, 25-30 F.C. in Computer Room and 35-50 F.C. in Science Room.. Most rooms have 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.	\$137,300.00
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.	\$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		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).	3		Network installed only in Office, Library, Computer Room, and SW wing classrooms. Additional network required in the remaining classrooms.	\$12,000
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).	2		Existing closet located in an interior storage room. (inadequate ventilation). See 4.6.4	
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	All	See 3.3.5 for stair lift(s).	
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					\$265,300.00

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	1029.2 m2	12	80	960 m2	69.2 m2	Classroom converted from Music room
7.2	Science Rooms/Labs	1	97.6	97.6 m2	2	95 95	190 m2	(92.4 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	79 67.1 78.7 80.1	304.9 m2	4	1@130 3@90	400 m2	(95.1 m2)	Computer lab converted from classroom Art converted from classroom Music converted from classroom
7.4	Gymnasium (incl. gym storage)	1		270.7 m2	1	430 43	473 m2	(202.3 m2)	
7.5	Library/Resource Areas	3		352 m2	1	200	200 m2	152 m2	Also acts as a computer lab
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	232.3 m2			427 m2	(194.7 m2)	Includes Mech space of 75.7 m2
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)		Varies	1145.8 m2		Varies	1062 m2	83.8 m2	
	Overall Space Adequacy Assessment	22		3432.5 m2	19		3712 m2	(279.5 m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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