

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Banting & Best Elementary School			School Code:	9369	
Location:	1819 - 66 Avenue S.E., Calgary			Facility Code:	1573	
Region:	South			Superintendent:	Dr. Donna Micheals	
Jurisdiction:	Calgary School District No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K - 4			School Capacity:	375	
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	1980	1	2396.94	Brick, deep flute horizontal metal fascia Flat roof	Two hot water boilers to perimeter convectors and heating coils in the air handling units. Main air handler in boiler room with cooling to overhead supply diffusers in classrooms and offices. Separate air handler to serve the gym.	
Additions/ Expansions	N/A					See Portables
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling & Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	595.98 Total: 2992.92	Prefinished metal siding Flat roof	Univents to serve the portables	
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	Replace play structure, add barrier free exterior ramp at main entry sidewalk / stair.	\$40,000
2	Building Exterior	Paint exterior doors, replace windows	\$67,550
3	Building Interior	Replace carpet flooring, refinish gymnasium hardwood, repair vinyl clad partitions, replace damaged folding partitions, replace selective ceiling tile, replace damaged millwork & provide computer stations, provide barrier free washrooms.	\$162,600
4	Mechanical Systems	General mechanical systems are in reasonably good shape. Boilers are in good shape, heating pumps are approaching end of service life. Ventilation equipment are satisfactory. Condensing unit is also close to end of service life. Exhaust required for ranges and kiln. Major ductwork cleaning required. No fire suppression system inside building. Add standpipe fire hose system as minimum. Install backflow prevention valves. Replace hot water heater. Replace controls system with energy management technology.	\$220,772
5	Electrical Systems	Electrical service is satisfactory. Upgrade exterior lights. Upgrade fire safety systems including fire alarm, emergency and exit lighting systems. No surge protection on power. Lighting levels are reasonable. Upgrade fixtures with T-8 lamps and electronic ballasts. Upgrade gymnasium fixtures to metal halides. Provide additional network cabling in library.	\$123,500
6	Portable Buildings	Replace windows, replace flooring (one Classroom), repair / replace vinyl wall finish, upgrade mechanical circulation and ventilation, upgrade lighting, replace battery packs, emergency lighting, upgrade F/A bells, add computer network (one classroom)	\$134,800
7	Space Adequacy:		
	7.1 Classrooms	One classroom converted from ancillary room.	
	7.2 Science Rooms/Labs	Area deficient by 107 sq. m.	
	7.3 Ancillary Areas	Art room converted from stage area.	
	7.4 Gymnasium	Area deficient by 118 sq. m.	
	7.5 Library/Resource Areas	Area surplus of 31.8 sq. m.	
	7.6 Administration/Staff Areas	Includes mechanical space (108 sq. m.) and change rooms (74.2 sq.m.)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Area surplus of 45.7 sq. m.	
	Overall School Conditions & Estim. Costs		\$749,222

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. 3	Appears adequate - condition not determined due to snow cover. Timber play structure - replace.	\$30,000
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	Fence - chain link, wrought iron, post and cable - good. Bike stands - good. Flag pole - acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Not determined due to snow coverage.	
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 - appears to be shared with adjacent school site.	
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	73 parking stalls includes one disabled person stall - all energized.	
1.3.2	Layout and safety of parking lots.	4	Acceptable.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Appears to be asphalt paved w/ catch basins - not confirmed due to snow cover.	
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.	2	Barrier free access from parking lot - no access from city sidewalk - main entry sidewalk steps down from city walk - provide ramp.	\$10,000
Other				
	Overall Site Conditions & Estimated Costs			\$40,000

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	1980	No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980	No problems noted - prefinished metal flashings.	
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	1980	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980	Internal drainage to storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980	No problems noted.	
Other					

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	1980	Hollow metal - good condition except patches of peeling paint - prepare surfaces and paint.	\$3,750
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1980	Acceptable.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1980	Acceptable.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1980	Aluminum - single glazed exterior and and single glazed interior in aluminum sash - condensation stains between panes - missing glazing beads - replace all.	\$63,800
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1980	See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1980	See 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$67,550

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	1980	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1980	Floor heave (cracked and raised cermaic tile) along south wall of boys south washroom.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1980	Concrete, VAT, radial rubber and ceramic tile - good. Carpet warnout, wrinkled and open seams - replace throughout. Refinish gymnasium hardwood.	\$36,600
3.2.2	Wall materials and finishes.	3	1980	Block, gypsum board and ceramic tile good - demountable generally good - vinyl at art folding wall damaged - replace vinyl. Folding partitions at 2 south classrooms and gymnasium - damaged - replace at 3 locations.	\$48,000
3.2.3	Ceiling materials and finishes.	3	1980	Ceiling generally good - replace 400 sq. m. - 2'x4' suspended acoustic tile - selected locations. Repair gypsum board ceilings in boy's and girl's south washrooms.	\$9,000

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.	4	1980	Acceptable - good condition.	
3.2.5	Millwork	3	1980	Generally acceptable - replace damaged sink units in ECS and adjacent classroom. Provide computer work stations in 2 classrooms and library	\$39,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1980	Acceptable.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1980	Gymnasium equipment - good condition.	
3.2.8	Washroom materials and finishes.	1	1980	Floors 2"x2" ceramic tile - see 3.1.2 Walls - block - good. Ceiling - gypsum board - acceptable. T-partitions - good (not-conforming barrier-free cubicles provided). Provide conforming barrier-free washrooms.	\$30,000
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.	All	Authority having jurisdiction report not prepared or available.	
		4	1980 1982	Non-combustible - no sprinklers. Portables - combustible - no sprinklers.	
		F.I.	1980	Separations appear to be present - zones appear present except above ceiling construction at zone doors not observed - concealed.	
		4	1980	Appear acceptable.	
		4	1980	Acceptable.	
		1	All	Add exterior ramp at main entry sidewalk / stair - see 1.3.6. - single storey building - existing ramps to gymnasium and portables - provide conforming barrier-free washrooms - see 3.2.8.	
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
		4	All	No problems noted.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$162,600

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		On site catch basins available in paved parking areas.	
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).	3		No fire suppression system in building. Minimum standpipe and hose system shall be considered. Sprinkler available for Gym stage.	\$30,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		4" incoming water supply, 2" to domestic with 2" water meter.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	2		No backflow prevention valve installed. Required on domestic water systems and future standpipe system.	\$12,000.00
4.3.4	Piping and fittings.	4		Satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Equipment exceed service life. Recirculation system available. Replace hot water heater.	\$5,000.00
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					

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 hot water boilers "Bryan" with two heating pumps to handle perimeter radiation system and air handling system. Satisfactory condition. Pumps approach service life, replace pumps.	\$8,000.00
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).	4		Distribution system and associated components appear to be satisfactory. Only general routine maintenance required.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Satisfactory.	
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.	4		Main air handling system to serve the entire building except the Gym. System consists of R/A fan, S/A fan, mixing section, filtration, hot water heating and DX cooling. Equipment in satisfactory condition. Gym area handle by an indoor air handler. Equipment in satisfactory condition.	
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.	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		Exhaust hoods required above range in kitchen and staff room. Exhaust system required for Kiln in Storage Room at Gym stage area.	\$8,000.00
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	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	Dirty ductwork. Major ductwork cleaning is recommended.	\$7,000.00

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).	3		Main condensing unit on roof to serve main air handler. Unit approach end of service life.	\$61,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Same as ventilation system.	
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					
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.	\$89,772.00
Overall Mech Systems Condition & Estim. Costs					\$220,772.00

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 3phase 4 wire main service to CDP. Estimated peak load demand @ 82 KVA. Service size adequate.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights around the building. Time clock control. Upgrade fixtures.	\$4,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		73 car plugs available. Condition satisfactory. Shared with adjacent community school.	
	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 was original system and requires upgrading. Additional heat detectors required in storage under gym stage, upgrade bell system to include strobe lights.	\$6,500.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment are functional. Upgrade central battery system and self contained battery packs and emergency light in original construction.	\$7,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit sign working. Upgrade exit signs with LED type to improve reliability.	\$4,000.00
	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.	4		Existing panels are satisfactory with some space for future.	
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		<p>Existing lighting are fluorescent fixtures with T-12 lamps throughout.</p> <p>40-60 F.C. in Interior Office 60-70 F.C. in Exterior Office</p> <p>50-60 F.C. in Classroom 40-50 F.C. in Gym (HID fixtures)</p> <p>30-50 F.C. in Staff room 50-65 F.C. in Library</p> <p>20-30 F.C. in Hallways 15-25 F.C. in Washrooms</p> <p>50-60 F.C. in Music Room 60-70 F.C. in ECS</p> <p>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. Replace H.I.D. (mercury vapour) to metal halide and new ballasts.</p>	\$97,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Existing fixtures shall not contain PCBs	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Multiple switches in Classrooms. Upgrade fixtures. See 5.4.1	
Other		3		Non explosion proof light fixture in gas meter room.	\$500.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Ceiling speaker system 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 cabling upgraded in Offices, Classrooms and Library. Additional network cabling is required in the Library.	\$2,000.00
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 Library Office. Very untidy cabling.	\$500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		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 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					\$123,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		Note: two classrooms units in process of dismantling prior to removal	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	No observed - units skirted.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Roofing report(s) not prepared.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Prefinished metal siding - acceptable.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Doors - acceptable. Windows - aluminum - single glazed interior and single glazed interior in aluminum sash - water stains between panes - vinyl wall finish peeling below sill - replace all.	\$58,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - damage sheet vinyl (one classroom) - replace. Walls - vinyl faced gypsum board - damaged - repair / replace. Ceilings - suspended acoustic - good.	\$18,800.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable.	
6.1.8	Heating system.	3	6 portables - univent system, poor insulation and ventilation, two univents are disconnected from the heating piping and electrical supply.	\$30,000.00
6.1.9	Ventilation system.	3	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	6 portables - replace light fixtures with T-8 and electronic ballasts. Replace old battery pack and emergency lighting, upgrade exit lights, upgrade F/A bells with strobe lights. Add computer network to one classroom and relocate quad drop to suit computer locations	\$28,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	See 6.1.10	
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$134,800.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10	Varies	801.6	11	80	880	-78.4	Classroom converted from ancillary room.
7.2	Science Rooms/Labs	1	83	83	2	2 @ 95	190	-107	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	82.6 70.5 75	160.6	3	1@130 2 @ 90	310	-149.4	Art room converted from stage area.
7.4	Gymnasium (incl. gym storage)	1	355	355	1	430 43	473	-118	
7.5	Library/Resource Areas	1	189.4	211.8	1	180	180	31.8	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	368.2		Varies	317	51.2	Includes mechanical space (108 sq. m.) and change rooms (74.2 sq. m.).
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)			1012.7			967	45.7	
	Overall Space Adequacy Assessment			2992.9			3317	-324.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments