

School Facility Evaluation Project  
Part II - Physical Condition

	School Name:	Beaverlodge Elementry			School Code:	1102
	Location:	Grande Prairie			Facility Code:	1817
	Region:	North			Superintendent:	Mr. Gerry Mazer
	Jurisdiction:	Peace Wapiti Regional			Contact Person:	Mr. Al Mcewan.
		Division No. 33			Telephone:	(780) 532-8133
	Grades:	K - VI			School Capacity:	525
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	1951	1	1088.45	Frame, flat roof, stucco.	Consists of Hot Water Heating system, served by two (2) Weil Mclain Boilers (c/w glycol) located in the original building. The ventilation is provided by one (1) Trane air handling unit that is in good condition.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. The ventilation system serving the boys and girls washrooms is not adequate.
Additions/ Expansions	1958	1	1265.60	Frame, flat roof, stucco.	Consists of Hot Water Heating system, served by two (2) boilers located in the 1951 section of the school. The ventilation is provided by one (1) Trane air handling unit (21,050 CFM) that is in good condition. The Gymnasium ventilation system is supplied by one (1) Trane air handling unit and is in good condition.	The Boiler Plant serving the 1958 and 1968 additions is in good condition. The ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
	1968	1	432.13	Frame, flat roof and pitched , stucco.		
	1997	2	68.20	Masonry, flat roof, stucco.		
	1997	1	53.80	Frame, flat roof.		
					Evaluator's Name:	Tomas O'Scolai M.A.A.A., M.R.A.I.
					& Company:	Tomas Anton O'Scolai Architect

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Upgrading/ Modernization (identify whether minor or major)	1997	1		Modernization.	The existing mechanical system was replaced in 1998. The new hot water heating and ventilation system was applied to the entire school.	The Boiler Plant serving the entire school is in good condition. The ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	394.63	Attached, flat roof, metal cladding.	There are four (4) portables each with its own Palm Aire furnace.	The furnaces serving the portables are at the end of there life expectancy. A new heating and ventilation system is required to meet ASHRAE 62-1989 Standards.
	1997	1	239.30	Attached, flat roof and pitched, stucco cladding.		
List of Reports/ Supplementary Information	Updated floor plan. Updated site plan. Roof plans.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Regrading. New asphalt sidewalk / apron. Signage.	\$3,250
2	Building Exterior	Re-roofing.	\$12,800
3	Building Interior	Electronic door hold open device.	\$800
4	Mechanical Systems	The existing hot water heating system serving entire school with exception of the portable classrooms, shall be reused. The Ventilation System serving the original washrooms can not meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore, a new exhaust system required. The ventilation system serving the Computer Room is not adequate. A seperate A/C unit is required.	\$10,000
5	Electrical Systems	The electrical systems are in excellent condition.	
6	Portable Buildings	In good condition. The new heating and ventilation system serving portable classrooms is required.	\$40,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus + 101.11 m sq.	
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas	Deficient - 241.20 m sq.	
	7.4 Gymnasium	Surplus + 44.80 m sq.	
	7.5 Library/Resource Areas	Deficient - 33.10 m sq.	
	7.6 Administration/Staff Areas	Deficient - 191.10 m sq.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Very slightly deficient - 0.40 m sq.	
	Overall School Conditions & Estim. Costs	Deficient - 319.89 m sq.	\$66,850

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate. No concerns.	
1.1.2	Outdoor athletic areas.	4	Grassed. No concerns.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment in good condition. Sand base.	
1.1.4	Site landscaping.	4	Grassed - Planters to front and side of 1997 portables. No concerns generally.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Severe ponding north of portables (1997) and at north entrance. Regrade - Install new asphalt sidewalk / apron.	\$3,000
1.1.7	Evidence of sub-soil problems.	4	No reported concerns.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other				

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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 access from road way. One access (pedestrian) from parking lot. Access is generally from public sidewalks. No concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt - In good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site. No concerns.	
1.2.4	Fire vehicle access.	4	Front street and to the rear via field and parking lot.	
1.2.5	Signage.	3	Building - signed. Fire lane - not signed.	\$250
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	Adequate.	
1.3.2	Layout and safety of parking lots.	4	School buses some times enter parking lot, it is an understood arrangement, parking lot activity is stopped at the time. No related concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - In good condition.	
1.3.4	Layout and safety of sidewalks.	4	No problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Surface is concrete. Drainage is good.	
1.3.6	Curb cuts and ramps for barrier free access.	4	As required.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$3,250

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	Suspended wood. No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All  1997 GYM addition	Wood frame.  Masonry.  No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Glulam beams with wood deck. No apparent problems.	
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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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).	3	1951	Built-up roofing - Partial re-roof (428 m sq.).	\$12,800
			1958	Built-up roof - In good condition.	
			1968	SBS (bitumenous roofing) - In good condition.	
			1997	SBS (bitumenous roofing) - In good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good condition.	
2.2.3	Control of ice and snow falling from roof.	4		No problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
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	Stucco, 'knockdown' - Good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Pre-finished metal flashings - In good condition.	
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 signs of infiltration or exfiltration. All in good condition.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Generally good.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No apparent problems.	
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).	4		Hollow metal doors in pressed steel frames - Good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No concerns. All in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Operating well - No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum - In good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problems.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$12,800

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	All	Gypsum board painted - In good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No apparent signs.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	Lino - In fair condition.	
3.2.2	Wall materials and finishes.	4	All	Painted gypsum board - In good condition.	
3.2.3	Ceiling materials and finishes.	4	All	Suspended acoustic tile.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	All	Solid core wood in pressed steel frames.	
3.2.5	Millwork	4	All	Modern. In good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	White boards / Green boards - All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1958	All gym. equipment is in good condition.	
3.2.8	Washroom materials and finishes.	4	All	Walls - ceramic wall tiles. Floor - quarry floor tiles. Ceiling - gypsum board painted. Washroom partitions - metal. All in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>Health and Safety Concerns --- 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</b>  3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.  3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).  3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).  3.3.4 Exiting distances and access to exits.  3.3.5 Barrier-free access.  3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).  3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)  Other fire separation (hardware).		Bldg. Section	Description/Condition	
		4		Combustible non sprinklered.	
		4		Appear to be in place.	
		4		Appear to be in place.	
		4		Appear to be compliant.	
		4		Appear to be compliant.	
		4		No related or observed concerns.	
		4		No observed or related concerns.	
		3		Electronic hold open device required between 1951 section and 1958 section.	\$800
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				\$800

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).	5	All	The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.			N/A	
Other					
4.2	Fire Suppression Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and Siamese connections.	5	All	There is a fire hydrant in the back.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).			N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers are throughout the building and are in fair condition.	
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).	5	All	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition. The water closets are flush tank and the urinals are flush valve.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	The domestic hot water system consists of one (1) John Wood natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair 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).	4	All	The existing hot water heating boiler plant consist of two (2) natural gas fired Weil Mclain boilers and two (2) heating pumps. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	The existing mechanical system is controlled by a DDC system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	The existing chemical pot feeder is in accessible location and is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All	All cartridge filters are clean and in fair condition.	
4.4.7	Heating humidification systems and components.	N/A	All	The Humidification system does not exist.	



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	All	The hot water heating piping and ceiling radiant panel system is in good condition. The ductwork serving the entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	All mixing boxes are located within the Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1958	The heating distribution in the gymnasium consists of radiant panels and is in good condition.	
4.4.13	Zone/unit heaters and controls.	4	All	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
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	All	The two (2) new Trane air handling units serving the Gym and modernized areas are in good condition. All air handling units meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	3	1951	The exhaust system serving the original building washrooms is very poor. New fans and ductwork is required. All other exhaust fans have sufficient capacity and are in good condition.	\$2,500
4.5.5	Separation of out flow from air intakes.	5	All	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1968	The modernized Computer Room needs a separate A/C unit in order to provide enough air changes.	\$7,500
Other				N/A	

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).	4	All	The ventilation system is using DDC control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All	Air filtration system consists of med-efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.	4	All	All water heat exchangers serving air handling units coils are in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	The ventilation distribution system and components are in fine condition.	
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.	4	All	The existing control system is DDC control system and is not using the current energy management technology.	
Overall Mech Systems Condition & Estim. Costs					\$10,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5		Underground primary service to padmounted transformer on north-west side of school. Underground secondary service to the main distribution panel in the gym. storage room.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		Wall mounted high pressure sodium (HPS) fixtures throughout exterior. Pole mounted luminaires located in the parking lot.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		Car parking receptacles are mounted on metal post. There are 26 energized stalls. Receptacles are thermostatically controlled.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5	All	Edwards 6616 fire alarm control panel at the main entrance. The system has 11 active zones and 5 spares. A passive graphic annunciator is adjacent the control panel.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5	All	Battery packs c/w remote and integral heads located throughout school. Emergency lighting is sufficient.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5	All	Metal stencil face EXIT signs throughout the school. EXIT signs are provided with LED lamps tied into the Em battery packs.	
	Other				

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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.	5	All	FPL MDP located in the gym. storage room. 800 amp - 120/208V - 3 phase, 4 wire. Molded case main breaker (800 amp) and sub-breakers. Maximum demand 85KVA (236 amp). Adequate capacity.	
5.3.2	Panels and wireways capacity and condition.	5	All	120/208V - 3 phase, 4 wire branch circuit panels throughout school.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			No emergency generator.	
5.3.4	General wiring devices and methods.	5	All	Duplex receptacles are adequate.	
5.3.5	Motor controls.	5	All	Klockner moeller loose motor starters. Current technology utilized.	
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).	5	All	<p>The school's interior lighting system is fluorescent. Light fixtures are 2x4, recessed, 2 or 3 or 4 lamp fixtures, acrylic lenses, in the corridors, offices and classrooms. 1x4, recessed, 2 lamp fixtures, acrylic lenses in the classrooms. Parabolic louvered, 2x4, recessed, 2 lamp fixtures in the computer room. The gym. has surface, 2x4, 2 or 4 lamp, gym. liter fixtures, and wireguards. Lighting levels are within the recommendations.</p>	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	All	<p>Ballasts are electronic, T-8 type. Modernization completed in 1998.</p>	
5.4.3	Implementation of energy efficiency measures and recommendations.	5	All	<p>Ballasts are electronic, T-8 type. Lamps are T-8, 32 watt, 3500 degree K colour temperature.</p>	
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).	5	All	NEC Electra telephone system. Head-end equipment is located in the library Audio/Visual storage room. The system is adequate.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	All	The sound and intercommunication system is a Bogen multi-com system, located in the library Audio/Visual storage room. The system is adequate.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 DATA cabling is provided throughout the school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	DATA cabling is installed in conduit and free air.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	Main server is located in the library A/V room. Adequate capacity, ventilation.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	All	Dedicated circuits are provided for the server and classrooms computers.	
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).	5	All	Magnum alert security panel located in the library A/V room. Entry keypad located in the main vestibule. PIR is located throughout. Security system is adequate.	
5.6.3	Master clock system (if applicable).	5	All	The Bogen sound system controls class change signals throughout the school. Clocks are battery type.	
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					

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Piles in good condition. No concerns.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Built up roof - In fair condition - 1950. SBS (bitumenous roofing) - In good condition - 1997.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal cladding, wood skirting - In fair condition - 1980. Stucco - In good condition - 1997.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	All in good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	All - lino -In good condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Modern - In good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	All in good condition.	
6.1.8	Heating system.	3	The heating system consist of individual classroom gas fired furnaces. The furnaces are at the end of their life expectancy and need to be replaced.	\$20,000
6.1.9	Ventilation system.	3	The ventilation system is provided by individual classroom gas fired furnaces. The system can not meet standards for portable classroom application.	\$20,000
6.1.10	Electrical, communication and data network systems.	4	Electrical systems are in adequate condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns.	
6.1.12	Barrier-free access.	4	Ramps in place.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$40,000</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	19	72.69	1381.11	16	80	1280	101.11	Classrooms includes portables.
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		158.8	1 3	130 90	400	-241.2	
7.4	Gymnasium (incl. gym storage)	1		517.8	1 1	430 43	473	44.8	
7.5	Library/Resource Areas	1		206.9	1		240	-33.1	
7.6	Administration/Staff, Physical Education, Storage Areas			165.9			357	-191.1	
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)			1111.6			1112	-0.4	
	<b>Overall Space Adequacy Assessment</b>			3542.11			3862	-319.89	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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