

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	Bel-Aire School (Christopher Robin School)				School Code:	9304
Location:	1011 Beverly Blvd. SW, Calgary, Ab.				Facility Code:	1520
Region:	South				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District No. 19				Contact Person:	Ms. Leanne Soligo
					Telephone:	(403) 214-1123
Grades:	1 - 6				School Capacity:	150
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	1965	1	1252.2	Masonry, low pitch sloped roof	Hotwater boiler to perimeter radiation for heating. Two ventilation systems, one built up type on mezz. Level c/w in line R/A fan, centrifugal S/A fan, swamp cooler, mixing plenum and filter. Second ventilation system is a self contained unit in the boiler room to serve the gym. Old pneumatic control system.	Building leased to "Christopher Robin School"
Additions/ Expansions	N/A					
					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)	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 not on site - Availability not confirmed.					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Grade and resurface asphalt at south and east side of building. Replace sidewalk east side of building. Add guard rail at ramp.	\$10,250
2	Building Exterior	Add scuppers at R.W.L.'s, replace exterior doors and replace windows. Cost includes allowance for boiler replacement.	\$147,600
3	Building Interior	Replace VAT Flooring, Refinish hardwood, paint interior, Replace Glue-on ceiling tile with suspended acoustic, replace doors, Millwork & Blackboards/Tackboards. Provide barrier free washrooms	\$209,075
4	Mechanical Systems	Heating system requires replacement. Replace main ventilation system, replace some plumbing fixtures and trims. Install fire dampers within ductwork. Major duct cleaning. Upgrade pneumatic controls to energy management system.	\$197,016
5	Electrical Systems	Upgrade exterior lights. Upgrade fire alarm, emergency lighting and exit lighting system. No surge protection. Replace existing fluorescent fixtures with T-8 and electronic ballasts. Install network and telephone systems.	\$95,738
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	There is a surplus of class space by 127.5 m2	
	7.2 Science Rooms/Labs	There is a surplus of science lab space by 77.3 m2	
	7.3 Ancillary Areas	The only ancillary area is a folding stage area in the gymnasium, a large deficiency exists here.	
	7.4 Gymnasium	A slight deficient here.	
	7.5 Library/Resource Areas	A slight deficient here.	
	7.6 Administration/Staff Areas	A slight deficient here.	
	7.7 CTS Areas	No CTS areas	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Undersized by 47.1 m2	
	Overall School Conditions & Estim. Costs		\$659,679

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size adequate for functional and educational needs.	
1.1.2	Outdoor athletic areas.	F.I.	Appears adequate/areas snow covered - condition not determined	
1.1.3	Outdoor playground areas, including condition of equipment and base.	F.I.	New play structure - base not reviewed due to snow cover	
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 and post and cable - in good condition Flag pole in good condition Bike stand in Acceptable condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Grades at north and west acceptable asphalt adjacent to building at south and east slope to building - resurface to provide backslope	\$5,500
1.1.7	Evidence of sub-soil problems.	4	None noted	
1.1.8	Safety and security concerns due to site conditions.	F.I.	Electrical transformer at southwest exit appears to be within 6.0m of exit doors	
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	Parking Access from one street and lane. One main pedestrian access point from city sidewalk.	
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	No signed drop off areas - street drop-off possible	
1.2.4	Fire vehicle access.	4	Access provided from street	
1.2.5	Signage.	4	No CBE signage - Signage reads "Christopher Robin School"	
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	8 Energized stalls 3 visitor stalls plus room for additional 8 depending on layout.	
1.3.2	Layout and safety of parking lots.	F.I.	Layout not determined - snow cover Safety appears acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Surfacing and drainage not determined 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).	3	Main entry acceptable Sidewalk at east side of school slopes toward building - repair approx. 42 m2	\$3,750
1.3.6	Curb cuts and ramps for barrier free access.	3	Concrete ramp at main entry - add guard rail at stair side	\$1,000
Other				
	Overall Site Conditions & Estimated Costs			\$10,250

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	1965	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1965	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1965	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.	1965	Roofing report(s) 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.	1965	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1965	Low Slope 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	1965	No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1965	Fascias - prefinished metal Soffits - painted wood decking - acceptable	
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	1965	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	1965	Scuppers with rain water leaders connected to below grade storm piping - acceptable where condition exists. Other locations require splash pads to surface drainage	\$1,200
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1965	No problems noted.	
Other		3	1965	Scope of work required for mechanical equipment (boiler etc.) removal / replacement not determined - cost indicated is allowance only for one mechanical room.	\$50,000.00

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	1965	Exterior doors - weather checked, peeling paint and warped - replace 8 Doors	\$14,400
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965	Reference and cost in 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1965	Reference and cost in 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1965	Single glazed wood sash with interior single glazed alum. "snap-in" added - deteriorated - replace with alum. Throughout c/w below sill infill.	\$82,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965	Reference and cost in 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1965	Reference and cost in 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$147,600

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	1965	No problems noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1965	Slab on grade floor settlement in girl's washroom at N.W. corner	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1965	- Conc. Floors - minor cracking - okay - 6" x 6" Quarry tile - 9" x 9" VAT - lifting and chipped - replace all - Lib, principal & office - 9" x 9" VAT as above - replace with carpet - Gym - hardwood - refinish	\$34,450.00
3.2.2	Wall materials and finishes.	3	1965	Conc. Block and Gyp. Board - minor patch Gyp. Bd. And paint throughout	\$15,000.00
3.2.3	Ceiling materials and finishes.	3	1965	9" x 9" Glue on acoustic - damaged, stained - replace with suspended T-Bar acoustic throughout	\$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.	2	1965	Doors damaged and/or not rated - replace all	\$43,200.00
3.2.5	Millwork	3	1965	Original, outdated, damaged - replace	\$42,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1965	Blackboards/Tackboards - original worn - replace	\$10,425.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	F.I.	1965	Folding stage behind custom Bi-fold doors added in gym. - condition not determined.	
3.2.8	Washroom materials and finishes.	3	1965	- Floors - 6" x 6" Quarry tile - okay - See also 3.1.2 Re: floor settlement - Walls - Conc. Blk. And Gyp. Bd. Okay - Ceilings - 9" x 9" Glue on acoustic - see 3.2.1 - Toilet - partitions - missing parts and not barrier free - replace	\$20,000.00
Other		3	1965	No sink in infirmary washroom - Modify room and add sink	\$10,000.00

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.	1965	Authority having jurisdiction report not prepared or available.	
		4	1965	Combustible and non-combustible; no sprinklers	
		2	1965	Fire separation zones appear present except above ceiling construction not observed (concealed) - corridor zone doors not rated - See 3.2.4 for door replacement	
		2	1965	Walls concrete block - okay, See 3.2.4 for door replacement	
		4	1965	Acceptable	
		4	1965	Building accessible via exterior ramp. See 3.2.8 re: Washrooms	
		F.I.	1965	Hazardous materials audit not on site - confirm availability	
		3	1965	No sink in infirmary washroom - See section 3 other	
Other					
Overall Bldg Interior Condition & Estim Costs					\$209,075

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		No catch basin, all surface drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibbs around building, no underground 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		One fire hydrant approximately half city block away.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and fire hose (1-1/2") available inside 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" municipal water supply. 2" water meter for domestic water.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		2" backflow prevention valves in main water supply. Backflow prevention valves in boiler makeup and swamp cooler.	
4.3.4	Piping and fittings.	4		Cast iron pipes for drainage and copper pipes for portable water system. All in reasonable condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are quite old, most fixtures appears to be in good operating condition. Replace all fixtures and trims (50% of plumbing cost).	\$30,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One residential size H.W. heater appears to be satisfactory. No recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm sewers appears to be in good operating condition.	
Other		3		Floor drain in mezz mechanical room leaks into main floor janitor room.	\$500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Heating boiler (hot water) 45 years old. System exceeded service life.	\$56,340.00
4.4.2	Heating controls (including use of current energy management technology).	3		Air heating controls are old pneumatic system. No energy management function. See 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and chimney looks fine. No high level relief.	
4.4.4	Treatment of water used in heating systems.	4		Routine water treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	3		Part of 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		Hot water distributed to perimeter radiators. Piping appears satisfactory. Control valve replacement Part of 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears to be 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.	3		Built up fan room on mezz level c/w inline R/A fan, S/A centrifugal fan, swamp cooler, mixing plenum. Capacity unknown. Swamp cooler shows signs of poor maintenance. System exceeds service life.	\$62,610.00
		3		Separate make up air unit to serve gym. Appears to be in good shape. system exceeded service life.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacity unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Equipment capacity unknown.	
4.5.4	Exhaust systems capacity and condition.	F.I.		Equipment capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		Good	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No exhaust over kitchen range.	\$500.00
Other		3		No fire damper in ductwork distribution.	\$6,000.00
		F.I.		Review air balance problem, cardboard in front of S/A grille in some classroom.	

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. Part of 4.4.2.	
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).	3		Inside ductwork appears to be very dirty. Major duct cleaning required.	\$3,500.00
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		Old pneumatic control system. Upgrade to energy management system.	\$37,566.00
Overall Mech Systems Condition & Estim. Costs					\$197,016

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 225 amp 120/240V single phase 3W system on consumption meter.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Exterior lights at doorways only. Upgrade required.	\$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	8 car plugs. One carplug was turned facing the sky. No weatherproof cover plates.	\$150.00
Other				
5.2	Life Safety Systems			
			<u>Bldg. Section</u> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1	Fire alarm system is totally out-of-date. New system required. Inadequate amount of pull stations and detectors.	\$12,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	System out-of-date. New system required.	\$8,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	System out-of-date and inadequate. New system required.	\$5,000.00
Other		1	No exit light and pull station at boiler room exit to outside. Part of 5.2.1. And 5.2.3.	
		1	No exit light and emergency lights at mud room exit to outside.	

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		Panels are relatively old but functional. Lots of space.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Generally 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. Lighting level: 25-30 F.C. in Office, 10-15 F.C. in Hallway, 25-30 F.C. in Gym, 30-35 F.C. in Classrooms, 15-20 F.C. in Washrooms, 30-35 F.C. in Library, 10-20 F.C. in Staff Room. A percentage of lights are turned off to save energy under Energy Program. Ambient conditions has great impact on lighting level in space. Most rooms have 2 or 3 switches. New light fixtures with T-8 lamps and electronic ballasts are required.	\$50,088.00
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.	\$3,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Partial lighting were turned off, uneven lighting level. Upgrade fixtures. Part of 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).	3		Telephone system upgraded required in classrooms.	\$5,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		No CCTV, satellite or Cable TV	
5.5.3	Network cabling (if available, should be category 5 or better).	3		No network system	\$8,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A			
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	N/A			
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 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	1965	Single storey building with exterior ramp access	
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					\$95,738.00

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			\$0.00

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	5	Varies	367.5 m2	3	80	240 m2	127.5 m2	
7.2	Science Rooms/Labs	1	77.3	77.3 m2	N/A			77.3 m2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	15	15 m2	3	1@130 2@90	310 m2	(295 m2)	
7.4	Gymnasium (incl. gym storage)	1	208.7 10.3	219 m2	1	250 25	275 m2	(56 m2)	
7.5	Library/Resource Areas	1	68.5	68.5 m2	1	80	80 m2	(11.5 m2)	
7.6	Administration/Staff, Physical Education, Storage Areas			131 m2			170 m2	(39 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)			373.9 m2			421 m2	(47.1 m2)	
	Overall Space Adequacy Assessment	9		1252.2 m2	8		1496 m2	(243.8 m2)	

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