

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School \_\_\_\_\_  
Date \_\_\_\_\_

School Name:	Belfast Elementary			School Code:	9203	
Location:	1229 - 17A Street N.E., Calgary			Facility Code:	1467	
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:	225	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1960	1	2153.3	Stucco above wood lap siding, Brick accents, Flat roof.	Staem boiler with perimeter radiation unit ventilators and central exhaust.	
Additions/ Expansions			TOTAL 2153.3			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1960 (?)	1	?	Same	Same	Minor renovation/Modernization - date not determined.
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)	N/A					Portable building on site is privately owned - not CBE property and was not reviewed
<b>List of Reports/ Supplementary Information</b>	Roofing inspection report not prepared Authority having jurisdiction report(s) not prepared Hazardous materilas 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	Overlay pave south and west areas adjacent to bldg., replace barrier free ramp. Replace portion of main entry sidewalk	\$49,200
2	Building Exterior	Paint wood lap siding, replace exterior doors and windows c/w infill construction. (cost includes allowance for boiler replacement)	\$281,500
3	Building Interior	Replace flooring and glue-on acoustic ceiling tile, paint, replace doors, millwork, and Blackboards/Tackboards	\$229,100
4	Mechanical Systems	Fire hydrant is more than one city block away from school. Review coverage. Replace galvanized main water supply. Replace drainage piping. Replace plumbing fixtures and trims. Insulate domestic water piping. Replace heating system. Replace ventilation system. Add exhaust system to ranges in kitchen and staff room. Replace control system with energy management technology	\$417,748
5	Electrical Systems	Upgrade main service obsolete equipment. Upgrade exterior lights. Upgrade fire safety systems including fire alarms, exit and emergency lighting. Replace electrical panels. New light fixtures with T-8 lamps and electronic ballasts are required. No surge protection on power.	\$166,564
6	Portable Buildings	N/A - Portable unit on site is privately owned - not CBE property and was not reviewed	\$0
7	Space Adequacy:		
	7.1 Classrooms	A large surplus of 246.7 m2. 3 extra classrooms as compared to allocation chart	
	7.2 Science Rooms/Labs	No science room - deficiency of 95 m2.	
	7.3 Ancillary Areas	A large deficiency of 89.2 m2.	
	7.4 Gymnasium	A slight surplus of 22.7 m2.	
	7.5 Library/Resource Areas	A slight deficient of 27.4 m2	
	7.6 Administration/Staff Areas	A slight surplus of 15.7 m2.	
	7.7 CTS Areas	No CTS areas	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A surplus of 67.8 m2.	
	Overall School Conditions & Estim. Costs		\$1,144,112

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears adequate	
1.1.2	Outdoor athletic areas.	4	Acceptable	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Area conc. And gravel - good condition 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	Fencing - Chain link/pipe rail - Good Bike stand - Acceptable Flag - Good	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North and east - drainage good South and west - Asphalt over concrete - slopes to building - overlay pave with positive drainage	\$14,200
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 Two pedestrian access points	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel and asphalt paving. Note: Positioning of privately owned portable unit restricts access to on-site road.	
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	Acceptable	
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	22 Stalls total - 10 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).	4	Gravel - Drainage appears acceptable	
1.3.4	Layout and safety of sidewalks.	3	Layout acceptable - Replace approx. 72 sq.ft. at main entry sidewalk	\$1,000
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.	3	Conc. Ramp at main entry Wood frame ramp at south entry/exit - replace with conc.	\$4,000
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$49,200

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1960	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1960	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1960	No problems noted	
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).	F.I.	1960	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.	1960	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1960	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).	3	1960	Stucco above lap siding - acceptable Lap siding = paint weathered - repaint	\$11,200
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1960	Flashing - prefinished - okay Soffits - Stucco - okay	
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	1960	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1960	Internal drainage to storm system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1960	No problems noted	
Other		3	1960	Scope of work required for mechanical equipment (boiler etc.) 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	1960	Original panel with plywood added to exterior side - replace all	\$21,600
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1960	See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1960	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	1960	Original wood frame, single glazed wood sash with storms - deteriorated - replace all c/w infill construction	\$198,700
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1960	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1960	See 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$281,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1960	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1960	Generally okay - terrazzo floor finish, cracked at one corridor	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1960	Conc., Quarry, Terrazzo and VAT acceptable. Replace Battleship lino. In CR's. Replace carpet in admin. Area and one CR.	\$23,600
3.2.2	Wall materials and finishes.	3	1960	Block & gypsum board - good condition - minor patch and paint	\$25,750
3.2.3	Ceiling materials and finishes.	3	1960	Conc., Gyp. Bd. and Suspended acoustic - okay Glue-on acoustic - damaged, falling off - replace	\$42,950

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	1960	Doors varying degress of damage or non-rated replace 48 - remainder - okay	\$62,400
3.2.5	Millwork	3	1960	Staff, staff work rm. And general office - okay. Replace original in CR's to suit new mech. Requirements.	\$56,900
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1960	Original - Replace	\$17,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1960	Gym. Equip - Good condition	
3.2.8	Washroom materials and finishes.	4	1960	Floors - Quarry tile - good Walls - Block - Good Ceiling - Gyp. Bd. - Good T-partitions - good 2 w/r's - barrier free	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		F.I.	1960	Authority having jurisdiction report not prepared or available	
		4	1960	Combustible or non-combustible - no sprinklers	
		F.I.	1960	Fire separations zones appear present except concealed construction above zone doors not observed. Zone doors not rated - See 3.2.4	
		2	1960	Walls appear acceptable - see 3.2.4 re: doors	
		F.I.	1960	Dead end corridor west wing (South Corridor) position and swing of doors at zone separation creates dead end corridor.	
		4	1960	Barrier free accessible via exterior ramps barrier free washrooms exist.	
		F.I.	1960	Audit available - "Manage in Place" policy currently in effect. - Extent of Hazardous materials and abatement costs not determined	
		N/A			
Other					
Overall Bldg Interior Condition & Estim Costs					\$229,100

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basin available in gravel parking lot.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibbs available.	
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.	F.I.		Fire hydrant over 1 City block away may not provide proper coverage.	
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 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" fire line and 2" domestic water supply.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves are installed.	
4.3.4	Piping and fittings.	3		Most domestic water piping had been changed to copper. The 2" water supply from the meter through the basement to mechanical room is original galvanized pipe. Drainage piping are old cast iron and require replacement. (50% plumbing cost)	\$69,048.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in good operating condition. Replace old fixtures and trims.	\$50,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One residential size domestic hot water heater. Recirculation available. System appears relatively new.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer appeared in good operating condition. Ground water sump pump automatic by float control.	
Other		3		No pipe insulation on domestic hot and cold water piping.	\$8,000.00

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 system and condensate appeared in good operating condition. System exceed service life. (Boiler had been re-insulated)	\$103,572.00
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		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).	N/A			
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		Steam distributed to perimeter radiators and ventilation units. 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		Unit ventilators in each classroom to bring in outside air with preheat. Equipment at end of life cycle. Required special order on parts. New ventilation system required.	\$115,080.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Equipment capacities unknown. Insufficient ventilaton through univent 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		Common exhaust system to exhaust all classrooms through central exhaust fan located on roof. Exhaust capacity unknow. Exhaust fan condition appeared satisfactory. 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		No exhaust system for range in Kitchen and Staff Room.	\$3,000.00
Other					
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	Old pneumatic system, no energy management technology. See 4.7.1	
4.5.8	Air filtration systems and filters.	3	Filtration through unit air handlers in each classroom. New system required. 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  F.I.	Poor ventilation in washrooms, no ventilation in interior room. See 4.5.1  No fire dampers in ductwork. See 4.5.1  "Kiln" in operation in basement. No ventilation. Unit shall not be in operation.	

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 system to energy management system.	\$69,048.00
Overall Mech Systems Condition & Estim. Costs					\$417,748.00

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 single phase 3 wire main breaker and splitter system. Current peak consumption @ 38 KVA. Equipment obsolete and need replacement.	\$15,000.00
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 on the sides with photocell/timer control.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		10 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).	2		Out of date fire alarm system consist of smoke detector in hallway, bells, pull stations in middle of hallway, no F/A panel. New F/A system is required.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2		Emergency lighting systems throughout the building are inadequate and out of date. New systems are required throughout.	\$7,500.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Exit lighting system totally out of date. No DC power supplies. New system is required with additional exit signs to better identify exit routes and meet building codes.	\$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.	2		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are quite full and obsolete. Upgrade to meet outlet requirements with additional space for future.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	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		<p>Existing lighting are fluorescent fixtures with T-12 lamps throughout.</p> <p>40-50 F.C. in Office      40-45 F.C. in Classrooms</p> <p>15-20 F.C. in Gym      Incandescent pot lights and dimmers in Staff room</p> <p>40-45 F.C. in Library      10-25 F.C. in Hallways</p> <p>10-15 F.C. in Washrooms</p> <p>Most rooms have 2 switches or 3 switches to control the lights. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.</p>	\$92,064.00
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.	\$4,000.00
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).	4		Network system in offices, classrooms and library.	
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).	F.I.		System left out in open classroom with cardboard in front for temporary protection. A closet shall be built or relocate system into a proper closet.	
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			
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					\$166,564.00

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	Portable on site is privately owned - not CBE property and was not reviewed.	
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		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>0</b>

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	8	Varies	646.7 m2	5	80	400 m2	246.7 m2	Classrooms converted from; computer room, and science ECS converted from classroom
7.2	Science Rooms/Labs	N/A			1	95	95 m2	(95 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	79.2 59 82.6	220.8 m2	3	1@130 2@90	310 m2	(89.2 m2)	Music rm. Converted from classroom Comp. Rm. Converted from library
7.4	Gymnasium (incl. gym storage)	1	280 8.9 8.8	297.7 m2	1	250 25	275 m2	22.7 m2	
7.5	Library/Resource Areas	1	82.6	82.6 m2	1	110	110 m2	(27.4 m2)	1/2 of library converted to computer room
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	274.2 m2		V	258.5 m2	15.7 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	631.3 m2			563.5 m2	67.8 m2	
	<b>Overall Space Adequacy Assessment</b>	13		2153.3 m2	12		2012 m2	141.3 m2	

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