

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School Name:	Bishop Pinkham Junior High			School Code:	9645	
Location:	3304 - 63 Ave. S.W. Calgary, Ab.			Facility Code:	1627	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District No. 19			Contact Person:	Ms. Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	7 - 9			School Capacity:	755	
<b>Building Section</b>	<b>Year of Comply.</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	1964	1	4667.9	Masonry Flat roof	Steam boiler for heating with perimeter baseboard radiation. Swamp cooler & fan system for cooling and ventilation. Separate make up air for gym and I.A. room	Modernization required
Additions/ Expansions	1969	1	2177.7 <u>Total</u> 6845.6	Same	Same	Same
					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					
List of Reports/ Supplementary Information	Roofing inspection report not prepared. Authority having jurisdiction inspection report(s) not prepared. Hazardous materials audit available - "Manage in place" policy in effect.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally acceptable. Note: Conditions not observed due to snow cover	\$0.00
2	Building Exterior	Paint flashings, Fascias, Soffits, replace doors and windows (Cost includes allowance for boiler replacement)	\$271,210
3	Building Interior	Partial modernization - Replace flooring, paint, replace glue on ceiling with susp. T-Bar, replace doors, millwork and lockers, add two stair lifts.	\$531,800
4	Mechanical Systems	New sprinkler system, backflow prevention valve, replace toilet, replace hot water tank, replace control system, humidification system, replace (upgrade) ventilation system	\$630,609
5	Electrical Systems	Add exterior lights, additional life safety system devices & fixtures, add surge protection, New lighting throughout, upgrade panels, add network system & dedicated circuits	\$338,824
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Inadequate number of classrooms due to conversions.	
	7.2 Science Rooms/Labs	Number excessive with inclusion or outdoor Ed. Conversion	
	7.3 Ancillary Areas	2 classrooms & art room converted to music/band room.	
	7.4 Gymnasium	Gymnasium undersized	
	7.5 Library/Resource Areas	Small library room converted to computer lab.	
	7.6 Administration/Staff Areas	Appears adequate & over area due to inclusion of storage areas and lunch room.	
	7.7 CTS Areas	One home Ec. room converted to Sci and outdoor education.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Marginally over area.	
	Overall School Conditions & Estim. Costs		\$1,772,443

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Adequate for functional and educational needs	
1.1.2	Outdoor athletic areas.	F.I..	Appear Adequate - Condition not determined due to snow cover	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
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 - Acceptable Bike Stands - Acceptable	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of pending).	F.I..	South and west drainage away from building - north and east - Hillside sloped to building - potential problem - not able to determine if grade back slopes away from building to drainage swale due to snow cover	
1.1.7	Evidence of sub-soil problems.	4	None noted	
1.1.8	Safety and security concerns due to site conditions.	4	Acceptable	
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 - acceptable. Two pedestrian access points from street and two access points from parking lot - acceptable	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved access road to parking only	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street 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	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	46 stalls energized plus 16 additional stalls	
1.3.2	Layout and safety of parking lots.	4	Layout and safety acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I..	Lot appears to be paved, with catch basins. Drainage patterns and condition not determined due to snow cover.	
1.3.4	Layout and safety of sidewalks.	4	Layout and safety acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete surface and drainage acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	4	Slope sidewalk and at grade entry at south east entry and west entries from parking lot.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$0.00

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 reported or noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	No problems reported or noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	No problems reported or 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>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	ALL	Roofing reports have not been prepared and are not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	ALL	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	ALL	Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	1964	One Skylight at administration area - see 2.2.1	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	ALL	Brick - Portions of 1969 brick appears to be painted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	ALL	Flashings, fascias and soffits peeling paint - prep. Paint all	\$25,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	ALL	None noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	None noted except water stains at window sills - see 2.4.4	
Other		1	1964	Scope of work required for mechanical equipment removal / replacement not determined - cost indicated is allowance only for one mechanical room.	\$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).	2	ALL	None noted except water stains at window sills - see 2.4.4	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	ALL	Reference and cost - see 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	ALL	Reference and cost - see 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	ALL	Original thermally glazed alum. - evidence of sweating (water damage at sills) and loss of glazing thermal seals - replace all	\$196,210
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	ALL	Reference and cost - see 2.4.1	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	ALL	Reference and cost - see 2.4.1	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$271,210

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	None Noted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	ALL	None Noted	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	VAT generally acceptable - 300 sq.m. damaged patched - replace Carpet - worn, open seams & pulls - replace 500 sq.m. Stage storage - hardwood with plywood patches - replace 15 sq.m.	\$30,000
3.2.2	Wall materials and finishes.	3	ALL	Conc. Block, Gyp. Bd and minor brick areas - paint throughout	\$82,000
3.2.3	Ceiling materials and finishes.	3	ALL	Remove glue-on acoustic tile and replace with susp. T-Bar acoustic to accommodate new lighting & ventilation. Exposed wood decking, concrete and gypsum board - okay	\$110,000

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.	3	ALL	Replace 35 - Remainder minor damage	\$42,000
3.2.5	Millwork	3	1964	Replace in art room, computer labs, Home Ec., and Sci & Outdoor Ed.	\$102,550
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	ALL	Acceptable	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	ALL	IA and Gym. Equip. reported to be in good condition.	
3.2.8	Washroom materials and finishes.	4	ALL	Walls - Block & Ceramic tile - okay Ceilings - Conc. And gyp.bd. - okay Floor - Quarry and ceramic tile - okay Partitions - okay	
Other		F.I..	1964	Home Ec. Appliances - one range, washer and dryer reported to be in poor condition	
		3	1964	Replace damaged lockers	\$85,250

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>Health and Safety Concerns</b> --- <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..	ALL	Authority having jurisdiction report not prepared or available	
		4	ALL	Combustible and non-combustible - no sprinklers	
		F.I..	ALL	Fire separations appear to be present - zones appear present except above ceiling construction at corridors not observed (concealed)	
		4	ALL	Appear to be acceptable	
		F.I..	ALL	Appear to be acceptable	
		2	ALL	Single storey - at grade access Add 2 stair lifts to basement change areas	\$80,000
		F.I..	1964	Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.	
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					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					\$531,800

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).	4		Catch basins in parking lot are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior irrigation system available in park, hose bibs around the building perimeter.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	5		Street fire hydrants available, no Siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe in hallway throughout the building. Review new sprinkler system installation	
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 municipal water service with 3" water service to portable system.	
4.3.2	Water treatment system's).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	1		No backflow prevention valves in portable water service.	\$8,000.00
4.3.4	Piping and fittings.	4		Drainage piping all cast iron. Domestic hot and cold water all copper. Satisfactory condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	1		Appears to be satisfactory except for north wing Girl's washroom have cracked toilet base, may be leaky seal.	\$1,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		One A.O. Smith high capacity hot water heater to serve entire building. Heater close to end of life cycle.	\$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. Boiler room sump pump in good operating 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		Original steam boiler was replaced by a low pressure steam boiler in 1975. New boiler appears to be in good operating condition. Routine maintenance required.	
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		Satisfactory condition, no relief in boiler room.	
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 systems and associated components appears to be satisfactory. Only general routine maintenance required.	
4.4.9	Heating piping, valve and/or duct insulation.	4		No visible deterioration.	
4.4.10	Heat exchangers.	4		Appears to be satisfactory.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Appears to be satisfactory.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Reasonable.	
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.	1		Two Systems. East wing consists of R/A fan mixed with outdoor air to 3 swamp coolers (capacities unavailable). Swamp coolers deteriorated beyond repair. New systems required for north center fan room include inline R/A fan, centrifugal C/A fan, filter & mixed air section, swamp cooler section.	\$342,285.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I..		Equipment capacity unknown. Outside air for the occupant load not available. Poor condition.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I..		Air distribution appears satisfactory. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	F.I..		Capacity unknown. Exhaust systems are in satisfactory operating condition.	
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		2		Concern of air quality problem. Severe dust deposit throughout the ductwork system. Part of 4.5.1.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic system, no energy management technology. See 4.7.1.	
4.5.8	Air filtration systems and filters.	2		Poor - see part of 4.5.1.	
4.5.9	Humidification system and components.	3		No humidification system	\$68,456
4.5.10	Heat exchangers.	4		Appears to be satisfactory.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2		No fire dampers in ductwork. See part of 4.5.1.	
Other		N/A			

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).	1		No refrigerated cooling system except for swamp coolers. See part of 4.5.1.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	2		See 4.5.11., Same distribution system. See part of 4.5.11.	
4.6.3	Cooling system controls (including use of current energy management technology).	3		See 4.5.7., Same control system. 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		Old pneumatic control system. Replace with energy management system	\$205,368
Overall Mech Systems Condition & Estim. Costs					\$630,609.00

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).	4		Underground 800 amp 120/208V 3pH 4W main service. Equipment appears to be relatively new. Estimated peak demand at 132 KVA.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2		HID wall packs at rear and side of building, no exterior lights in front.	\$5, 000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		16 exterior car plugs. No weatherproof cover plates.	
	Other				
5.2	<b>Life Safety Systems</b>		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1		New Edwards addressable fire alarm system installed in 1999 with minor deficiency such as missing heat detector in storage areas below Gym stage.	\$2, 000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system upgraded.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	1		Existing system upgraded except for missing exit lights at Science Room exit to outside and Workshop exit to outside.	\$1, 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.	2		No surge protection	\$1, 500.00
5.3.2	Panels and wireways capacity and condition.	3		Appears to be satisfactory. With the exception that most of the hallway panels are full. Existing panels to be upgraded to meet computer and convenience outlet requirements with 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		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		Fluorescent Fixtures with T-12 lamps throughout. 25-40 F.C.in Office. 25-30 F.C. in Gym, 20-30 F.C. in Hallway, 30-40 F.C. in Classrooms, 35-45 F.C. in Home Ec. , 50 F.C. in Workshops, 30 F.C. in Art Room, 30-35 F.C. in Lunch Room, 20-25 f.C. in Staff Room (indirect light), 40-50 F.C. in Library, 30-40 F.C. in computer Room. Most Rooms have 2 or 3 switches. New light fixtures with T-8 lamps and electronic ballasts are required.	\$273,824.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contain PCB's in ballast. Estimate cost to dispose ballasts	\$12,000
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		None in place presently.	Part of 5.4.1
Other		1		New explosion proof type light fixture inside 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		Separate speaker system in classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network available only in Office, Library and Computer Room. Quad drops and network required in all classrooms.	\$3,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Appears to be satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Appears to be satisfactory.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		Add to all classrooms that requires network cabling.	\$20,000.00
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).	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		See 3.3.5 for stair lifts	
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					\$338,824.00

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		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0.00</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	13	6@78.4 6@72.5 71.4	976.8 m2	18	80	1440 m2	(463.2 m2)	
7.2	Science Rooms/Labs	5	Varies	575.6 m2	4	120	480 m2	95.6	Includes 2 - Science prep area and science/outdoor ed rm.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7	Varies	865.8 m2	5	2@130 3@90	530 m2	338.5 m2	
7.4	Gymnasium (incl. gym storage)	1	466.7	466.7 m2	1	815	815 m2	(348.3 m2)	
7.5	Library/Resource Areas	1	416.1	416.1 m2	1	330	330 m2	86.1 m2	
7.6	Administration/Staff, Physical Education, Storage Areas			896.7 m2			467 m2	429.7 m2	
7.7	CTS Areas								
	7.7.1 Business Education				3	115	345 m2	(345 m2)	
	7.7.2 Home Economics	1	110.1	110.1 m2				110.1 m2	
	7.7.3 Industrial Arts	2		438.3 m2				438.3 m2	Includes office and darkrooms
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2099.5 m2			1899 m2	200.5 m2	
	<b>Overall Space Adequacy Assessment</b>	30		6845.6 m2	32		6306 m2	539.6 m2	

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