

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

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

School Name:	Bowcroft Elementary			School Code:	9111	
Location:	3940 - 73 St. N.W., Calgary			Facility Code:	1439	
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:	525	
<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>
<b>Original Building</b>	1952	1	1212.2	Brick, Stucco (Main floor)	Steam boiler with radiation unit ventilators and exhaust	Modernization required.
<b>Additions/ Expansions</b>	1953	2	894.9	Brick, Stucco Flat roof	Hot water boiler with radiation Air handling unit and exhaust.	2nd. Floor addition to 1952 building
	1967	1	1930.5	Masonry, Stucco Flat roof.		
			TOTAL 4037.6			
					Evaluator's Name:	Winston Dziver
					& Company:	Gowling and Gibb Architects

Upgrading/ Modernization (identify whether minor or major)	1967 (?)	1	151.4	Same	Same	Admin. Area Modernized - date unknown
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 report(s) not prepared. Hazardous material audit available - "Manage in place" policy in effect.					

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Replace playground equipment, repair flag pole and provide new signage	\$33,400
2	Building Exterior	Replace windows (cost includes allowance for boiler replacement)	\$329,650
3	Building Interior	Replace flooring, Glue-on Acoustic ceilings, millwork, blackboards; provide elevator and barrier free washrooms.	\$678,500
4	Mechanical Systems	Replace incoming water service, rust inside cast iron pipe. Plumbing fixtures require replacement. Steam and hot water boilers require replacement. Replace hot water tank. Upgrade ventilation system and replace control system to energy management system.	\$664,000
5	Electrical Systems	Upgrade existing exterior lights. Upgrade fire safety systems including fire alarm emergency and exit lights. Upgrade some power panels. New lighting required throughout.	\$227,000
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus classroom area	
	7.2 Science Rooms/Labs	Shared area with Art - capable of a sub division with a folding partition into 2 rooms	
	7.3 Ancillary Areas	Substantial deficiency in area	
	7.4 Gymnasium	Undersized	
	7.5 Library/Resource Areas	Surplus area - music room used part of library	
	7.6 Administration/Staff Areas	Surplus area but includes 2 lunch rooms converted from classrooms.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Lacks crush space - deficiency in area.	
	Overall School Conditions & Estim. Costs		\$1,932,550

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site appears adequate for functional and educational needs	
1.1.2	Outdoor athletic areas.	4	Appears adequate - condition not determined due to snow cover	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Appears adequate - paved - condition unknown - snow cover Equipment at NW corner of site - old - tire, timber and steel - replace Equipment at south side - okay	\$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).	3	Chain link, post & cable and pipe rail - acceptable Bike stands - acceptable Flag pole - leaning - repair	\$1,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Site snow covered - water leaking through access hatch into basement meter room at east side 1952 building.	
1.1.7	Evidence of sub-soil problems.	4	No problems observed/reported	
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 access point from lane Two pedestrian access points from city sidewalk	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	Surface Not confirmed - snow cover	
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.	3	Poorly located - sign faces lane Relocate or provide new signage facing street	\$2,400
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	Total 54 stalls - 32 energized	
1.3.2	Layout and safety of parking lots.	4	Acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Appears to be gravel - drainage & surfacing not confirmed - snow cover	
1.3.4	Layout and safety of sidewalks.	4	Appear acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - Acceptable	
1.3.6	Curb cuts and ramps for barrier free access.	4	At grade access at main entry	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$33,400

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems noted	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<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).	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	All	No problems noted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No problems noted	
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 problems 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	No problems noted See 1.1.6	
Other		3	All	Scope of work required for mechanical equipment(boiler etc) removal/replacement not determined. - Cost indicated is allowance only for two mech rms.	\$100,000

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).	4	All	Acceptable	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Acceptable	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Acceptable	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1952 1953 1967	Wood frame with single glazed wood sash and single glazed alum. Sash added to interior - deteriorated condition - Replace all c/w infill Alum. Frame - single glazed exterior and single glazed interior - venetians between panes - poor condition - replace all.	\$229,650
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Reference & cost 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	Reference & cost 2.4.4	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$329,650

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).	2	1952 1967	Plaster on block cracking gym. & stage areas - repair and paint	\$7,650
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1967	Floor cracking in corridors - cracks appear old and stable.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	Battleship linoleum - peaking and tacked at joints - poor condition; VAT tile worn, chips - poor condition - replace all Liquid applied in 1967 corridors - non matching, patches at cracks - resurface with vinyl to match other corridors Gym hardwood - damaged, cracks at joints - replace	\$126,650
3.2.2	Wall materials and finishes.	3	All	- Conc. And conc. blk. - okay Plaster and/or gypsum board - minor repair & paint throughout - Vinyl faced demountable partitions - okay	\$59,000
3.2.3	Ceiling materials and finishes.	2	All	Concrete, gypsum plaster - generally okay Suspended acoustic - okay Remainder - glue-on acoustic mis match patched, damaged, nailed, falling off - replace all to suit new lighting requirements	\$80,500

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	All	Doors damaged and/or not rated - replace 61 - remainder minor damage but serviceable	\$73,200
3.2.5	Millwork	3	All	Classroommmillwork damaged and/or outdated - Replace to suit new mech. System requirement. Computer lab. Millwork - acceptable	\$113,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1952 1953  1967	Tackboards original with retro fit boards - Replace with new.  Acceptable	\$16,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1952 1953	Gym. Equip appears acceptable	
3.2.8	Washroom materials and finishes.	2	1952 1953  1967	Washrooms in poor condition - renovate, all not barrier free accessible - provide 4 barrier free - (2 each floor) - See 3.3.5  Acceptable	
Other					

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	Zones appear present except above ceiling construction not observed (concealed)	
		4	All	Walls - concrete block and gypsum board/plaster with masonite wainscotting - appear acceptable zone & corridor dorrs in 1952 and 1953 damaged and/or not rated - See costs in 3.2.4	
		F.I.	1952 1953	Location and swing of zone separation doors create dead end corridors	
		2	All	Provide 2 stop elevator c/w hoistway provide 4 barrier free washrooms (2 each floor)	\$185,000
		F.I.	All	Audit available - "Manage in Place" policy currently in effect - extent of Hazardous materials and abatement costs not determined.	
		2	1952 1953	Gym. Acoustics poor - provide new acoustic treatment	\$17,500
Other		F.I.	1952 1953	North exit stair not within a fire rated enclosure - Numerous rooms within exit. Including storage rooms. Storage rooms located in south exit stair enclosure review plywood wall finish Re: Flame spread.	
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					<b>\$678,500</b>

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 available and are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibbs around building. No irrigation system.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Street fire hydrant available. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose and standpipe (1-1/2") in hallway throughout 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).	3		4" incoming water supply, 2" to domestic and fire service. 1-1/2" to irrigation. Incoming main is cast iron bell and spigot pipe, rust in water, replacement required.	\$20,000.00
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	2		Backflow prevention valves are required @ domestic, fire and irrigation systems.	\$12,000.00
4.3.4	Piping and fittings.	4		Drainage piping all cast iron. Domestic piping are all copper. Satisfactory condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Appears to be satisfactory for now. Replace old fixtures and trims (50% of plumbing cost to replace fixtures).	\$121,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Replace residential size hot water tank. No recirculation. (Original building)	\$1,000.00
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. Sump pit and pump in boiler room, satisfactory condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1952 1953  1966	Steam boiler system appears to be in good operating condition. System exceed service life.  Hot water boiler system appears to be in good operating condition. System exceed service life.	\$182,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Heat controls are pneumatic, no energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be satisfactory. No high level relief in boiler rooms.	
4.4.4	Treatment of water used in heating systems.	3		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).	3		Satisfactory condition. See 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		Distribution system and associated components appear to be satisfactory. 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.	3		Appears to be satisfactory. See 4.4.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Poor heating in hallway and entry vestibules. See 4.4.1	
4.4.13	Zone/unit heaters and controls.	3		Appears to be satisfactory. See 4.4.1	
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	1952 1953 1966	Unit ventilators, radiation and exhaust only, system exceed service life, upgrading required. (Insufficient exhaust)  Air handler above boiler room with in line R/A fan, 2 swamp coolers, exceed service life, upgrading required.	\$202,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacities unknown. Outside air for the occupant load not available. Poor air quality and quantity in the building.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Poor. No air quantities available for evaluation.	
4.5.4	Exhaust systems capacity and condition.	3	1952 1953 1966	Poor exhaust system and insufficient capacity. Exhaust fan not in operation.  Capacity unknown. New exhaust systems required. Part of 4.5.1	
4.5.5	Separation of out flow from air intakes.	4	1966	Appears to be satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		Lack of ventilation in storage rooms, janitor rooms and interior rooms. 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.	3		Poor. Part of 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		Marginal condition. Part of 4.5.1	
Other		3		No fire dampers in ductwork. No supply air into gym. Negative pressure in building Poor air quality. Part of 4.5.1	

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).	2		Poor ventilation network closet.	\$5,000.00
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 genenergy management system.	\$121,000.00
Overall Mech Systems Condition & Estim. Costs					\$664,000.00

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 3phase 4 wire main service. Original equipment appears to be satisfactory. Estimated peak load demand @ 77 KVA.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights on side and rear of building and over doorways. Time clock control. Upgrade fixtures and add new fixtures.	\$6,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		32 car plugs available.	
	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).	3		Existing fire alarm system is out of date. Upgrade system to include fire alarm annunciator panel and new devices to current technology and include strobe light. Need additional devices to meet current Building Code.	\$20,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment out of date and end of service life. Upgrade required with additional emergency light heads to provide proper coverage.	\$12,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit sign working. Some additional signs are required to better identify exit routes and meet building code. Change to LED type to improve reliability.	\$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 satisfactory. Hallway panels are quite full. Upgrade required.	\$12,000.00
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		Existing lighting are fluorescent fixtures with T-12 lamps throughout. 40-50 F.C. in Office, 40 F.C. in Classroom, 35-40 F.C. in Gym, 25-30 F.C. in Staff room, 40-50 F.C. in Library, 10-20 F.C. in Hallways, 10-20 F.C. in Washrooms, 15-20 F.C. in Computer Room. Most rooms have 2 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required.	\$161,500.00
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.	\$7,000.00
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 cabling upgraded, Category 5 cable installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Network cabling are in conduit, but not very tidy @ Library office. Lots of loose cabling.	\$500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		Existing closet located in an interior room. (inadequate ventilation) See 4.6.4	
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).	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			
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					\$227,000.00

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</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	17	Varies	1405.8 m2	16	80	1280 m2	125.8 m2	1 room locked (82.1 m2) unable to confirm classroom, adjacent to library.
7.2	Science Rooms/Labs	1	151.5	151.5 m2	2	95 95	190 m2	(38.5 m2)	A combined science and art class capable of dividing into two spaces
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	62.8 80.1	142.9 m2	4	1@130 3@90	400 m2	(257.1 m2)	Converted from classroom
7.4	Gymnasium (incl. gym storage)	1	361.4 27.9	389.3 m2	1	430 43	473 m2	(83.7 m2)	
7.5	Library/Resource Areas	1	146.4 110.0 15.9	272.3 m2	1	240	240 m2	32.3 m2	
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	493.5 m2			427 m2	66.5 m2	Includes lunch room (136.1 m2) converted from two classrooms.
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)			1182.3 m2			1244 m2	(61.7 m2)	
	<b>Overall Space Adequacy Assessment</b>	22		4037.6 m2	24		4254 m2	(216.4 m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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