	School Name:	Braeside Elementary				School Code:	9305
	Location:	1747 - 107 Ave. S.W., Calgary Ab.				Facility Code:	1521
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District No. 19				Contact Person:	Ms. Leanne Soligo
						Telephone:	(403) 214-1123
	Grades:	K - 6				School Capacity:	550

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	1968	1	4273.4	Brick, Precast parapets, Stucco at canopy & above windows, Flat roof	Steam boilers to perimeter radiation for heating. Two ventilation systems, one for main building with supply and return air fans, filters, mixing and spray humidification. One air handler in boiler room to serve gym. Old pneumatic control system.	Concern about air circulation. Too much supply in some classrooms and not enough in the others.
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					
List of Reports/ Supplementary Information	Roofing inspection report not prepared. Authority having jurisdiction inspection report(s) not prepared. Hazardous materilas audit available - "Manage in place" policy in effect.					

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Replace playground equip, paint pipe rails, replace entry sidewalk/stair.	$76,500
2	**Building Exterior**	Replace 3 exterior doors/paint remainder and replace windows throughout (cost includes allowance for boiler etc. replacement)	$235,550
3	**Building Interior**	Replace liquid applied flooring (one location), replace carpet, replace portion of suspended acoustic ceiling, provide and repair millwork, provide tack boards, replace toilet partitions, replace non-rated doors, provide 2 lifts	$150,200
4	**Mechanical Systems**	Boiler system and ventilation system appearts to be satisfactory. Systems exceed service life. Air circulatiion problem, rebalancing required. Major ductwork cleaning. Upgrade pneumatic controls to energy management systems	$555,175
5	**Electrical Systems**	Upgrade fire alarm system, emergency lighting and exit lighting systems. No surge protection. Replace exisitng Fluorescent fixtures with T-8 and electronic ballasts.	$219,436
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Art converted to ECS, ECS to Art and ECS converted to computer lab. - Surplus area	
	7.2 Science Rooms/Labs	Sci undersized and deficient one room	
	7.3 Ancillary Areas	Sligfhtly deficient in area - See 7.1 for room use conversions	
	7.4 Gymnasium	Slightly deficient in area	
	7.5 Library/Resource Areas	Over area but with open plan portion could be considered circulation	
	7.6 Administration/Staff Areas	Over area but includes Mechnical areas.	
	7.7 CTS Areas	No CTS areas	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Under area - open plan reduces circulation area.	
	Overall School Conditions & Estim. Costs		$1,236,861

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
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.	3	2 Timber structures - replace 1 Tire structure - replace playground condition not determined - snow cover	$70,000
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 fence - okay Pipe rails - Piant Flag pole - okay Bike stand - okay	$1,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Grades may slope towards building - not determined due to snow cover.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.	2	Entry stair/sidewalk cracked and settled See 1.3.4 for cost	
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. One main entry access point from city sidewalk and ramp/sidewalk from parking.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	Access roadway - snow covered - not determined	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Strret Bus Drop-off	
1.2.4	Fire vehicle access.	4	Access provide from street	
1.2.5	Signage.	4	Visible and acceptable	
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	28 stalls - all energized	
1.3.2	Layout and safety of parking lots.	4	Appears acceptable	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Surface reported to be paved with catch basins. - Not observed/confirmed due to snow cover	
1.3.4	Layout and safety of sidewalks.	2	Main entry sidewalk/stair cracked and settled - replace NOTE: Not all sidewalks observed due to snow cover	$5,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	where observed - concrete with acceptable drainage. Other areas not observed due to snow cover.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Sidewalk/ramp from parking - acceptable	
Other				
	Overall Site Conditions & Estimated Costs			$76,500

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	1968	No problems observed	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1968	No problems observed	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968	No problems observed	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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.	1968	Roofing reports have not been prepared and are available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1968	See 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1968	Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	1968	Sloped Skylite at main entry - No interior problems observed - 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	1968	Brick, Precast parapets & Stucco - No problems observed.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1968	Precast conc. Parapet - No problems observed	
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	1968	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	1968	Internal roof drainage to storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1968	No problems noted	
Other		3	1968	Scope of work required for mechanical equipment (boiler etc) removal/replacement not determined - cost indicated is allowance only for 2 mech. Rooms.	$100,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		1968	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1968	Boiler rm. & roof access doors damaged - replace 3. Remainder weather checked paint - prep. Surface and paint 16	$9,900
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968	Reference 2.4.1 - remove and re-install exisitng at 3 locations	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1968	Reference 2.4.1 - remove and re-install exisitng at 3 locations	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1968	Single glazed alum. With interior single glazed alum. "snap-in" sash. Venetians within air space - Glazing beads fair to poor condition, sweating, Venetians damaged operators - Replace all	$125,650
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968	Reference and cost 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1968	Reference and cost 2.4.4	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$235,550

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	1968	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1968	No problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1968	Concrete, quarry tile & VAT - acceptable applied liquid (boys south washroom) peeling - replace Carpet (except admin)worn, open seams, zippering - replace all Gym/stage hardwood - acceptable	$59,350
3.2.2	Wall materials and finishes.	4	1968	Conc. Block, brick, gypsum board and vinyl faced demountable gypsum board partitions - all in good conditions	
3.2.3	Ceiling materials and finishes.	3	1968	Gypsum boad, wood linear, metal linear - acceptable. Acoustic tile in T-Bar damaged - replace 645 m2 - remainder okay	$19,350

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.	4	1968	Appear acceptable - See 3.3.3 Re: Rated doors at corridors etc	
3.2.5	Millwork	3	1968	Damaged top in Sci - Replace Damaged in Art (prior ECS) - Replace Provide new in computer Lab (prior ECS)	$19,350
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1968	Tackboards deficient at 2 classrooms	$1,050
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1968	Folding partition, acoustic wall at stage and equip. in good condition	
3.2.8	Washroom materials and finishes.	3	1968	Floors - Liquid applied - See 3.2.1 Walls - Conc. Block - acceptable Ceilings - Gypsum board - acceptable Toilet partitions - generally acceptable Rusting at SW boys and girls - Replace 4 compartments	$2,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
		F.I.	1968	Authority having jurisdiction report not prepared or available from CBE	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1968	Non-combustible - No sprinklers. NOTE: Roof appears to be steel deck construction - all areas not observed - concealed	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	1968	Separations appear to be present - zones appear present except above ceiling construction at corridor doors not observed - concealed	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	1968	Corridor walls appear acceptable Doors fitted with non-rated grilles or damaged - replace 14	$9,100
3.3.4	Exiting distances and access to exits.	4	1968	Acceptable	
3.3.5	Barrier-free access.	2	1968	Exterior ramp access - interior not accessible provide 2 stair lifts washroom accessible	$40,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1968	Audit available - "Manage in place" policy currently in effect. - Extent of Hazardous materials and abatement costs not determined.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other					
	Overall Bldg Interior Condition & Estim Costs				$150,200

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		Two catch basins in parking lot are tied to underground municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Several hose bibs 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 hydrants available; no siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		2 1/2" standpipes and 1 1/2" hose with 2 1/2" fire department connections 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).	4		4" incoming municipal water service with 2" domestic water service and 2" irrigation hose bibs system.	
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 in domestic water supply, irrigation and fire protection systems.	
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)	4		Appears to be satisfactory.	
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.	
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.	
Other		F.I.		Condensation problem on rain water leader through ceiling to be reviewed.	

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		Two original steam boilers appear to be in good operating condition. Routine maintenance required. Condensate tank and pump appears to be satisfactory. System exceeds service life.	$192,303.00
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		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.	3		Two systems. One built up fan room on upper level c/w centrifugal supply and return air fans, filters, mixing and spray humidification to serve the classrooms. One air handler located in the boiler room to serve the gym. Both systems appear to be satisfactory. System exceeds service life.	$213,670.00
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.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Air distribution appears to be 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).	3		No hood fan exhaust over range in staff room	$1,000.00
		F.I.		Condensate problem in sickroom ceiling diffuser.	
Other		3		Concerned about air circulation. Too much air supply in some area and not enough in other areas. Rebalancing of system required.	$10, 000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
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.	4		Generally satisfactory.	
4.5.9	Humidification system and components.	F.I.		Humidification system is available in main air handling system. System had been turned off for energy saving. Review required if system is still functional.	
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 very dirty. Major duct cleaning required.	$10,000.00
Other		F.I.		No fire damper on side wall grilles can be found. F.I. Is required to determine the quantity of missing fire dampers in the ductwork system.	

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		One pneumatic control system. Upgrade system to energy management system.	$128,202.00
	Overall Mech Systems Condition & Estim. Costs				$555,175.00

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).	4		Underground 1200 amp 120/208V 3pH 4W main service. Original equipment appears to be satisfactory. Estimated peak demand at 84 KVA	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		HID wall packs at front and rear of building. Time clock to control lighting. Replace broken light over side exit.	$500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		28 exterior car plugs. No weatherproof cover plates.	
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).	3		Existing fire alarm system is out-of-date. Upgrade system to include fire alarm annunciator panel new devices to current technology and include strobe lights. 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 at 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.	4		Panels are functional and have sufficient space for future.	
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		F.I		Concerned that too many outlets are tied to the same circuit, causing overloading. F.I. recommended to split up the outlets and use more circuits.	

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. 50-60 F.C. in Office. 15-20 F.C. in Gym, 10-25 F.C. in Hallway, 30-40 F.C. in Large Classrooms, 40-50 F.C. in Small Classrooms, 25-30 F.C. in Art Room, 40 F.C. in Lunch Room, 40 F.C. in Staff Room, 45-60 F.C. in Library, 25-30 F.C. in Computer Room, 60-80 F.C. in Science Room. Most rooms have 2 or 3 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.	$170,936.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contains PCB's in ballast. Cost estimate for disposal of ballasts.	$8,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Partial lighting was turned off. Uneven lighting level. 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 system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling upgraded. Cat 5 cable installed. Quad drops in classrooms, library and offices. All network in conduit. Computer lab fully networked.	
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).	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	1968	Not accessible - See 3.3.5 for 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				$219,436.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	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	18	Varies	1468.4 m2	16	80	1280 m2	188.4 m2	Art class converted to ECS classroom
7.2	Science Rooms/Labs	1	89	89 m2	2	95 95	190 m2	(101 m2)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	90.9 82.9 69.1 114.1	357 m2	2	1@130 3@90	400 m2	(43 m2)	ECS room converted to Art room
7.4	Gymnasium (incl. gym storage)	1	363.1 44.6	407.7 m2	1	430 43	473 m2	(65.3 m2)	Includes Phys Ed. Office (11.3 m2)
7.5	Library/Resource Areas	1	268.7 90.9	359.6 m2	1	240	240 m2	119.6 m2	
7.6	Administration/Staff, Physical Education, Storage Areas			435.4 m2			357 m2	78.4 m2	Includes Mech. Office (194.9 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)			1156.3 m2			1244 m2	(87.7 m2)	Includes mud rooms/lobby (159.8 m2)
	Overall Space Adequacy Assessment	25		4273.4 m2	22		1244 m2	89.4 m2	

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments