School Facility Evaluation Project

Part I - Facility Profile and Summary

School Name:	Colonel Macleod Elementary/Junior High School	School Code:	9620
Location:	1610 6th Street NE	Facility Code:	1604
Region:	Calgary	Superindendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19	Contact Person:	Leanne Soligo
		Telephone:	214-1123
Grades:	K-9	School Capacity:	565

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	1956	1	4006.10	The original building is constructed of brick veneer with a concrete foundation and concrete slab-on-grade. The roof is an asphalt built-up roof. The windows have been replaced. The original corrugated asbestos panels above the windows have been replaced. Panels still exist above all windows. The roof is flat with a metal fascia. Unlike the rest of the original building that is covered with red brick, the original entry consists of yellow brick and blue wooden doors. Stairs lead up to the main entry. No barrier-free access is provided at this location.	Steam unit ventilators operate in conjunction with a central exhaust system.	
	Subtotal		4006.10			
Additions/ Expansions	1957 1998	1 1	490.3 ± 782.38	The 1957 addition ties into the original building and uses the same materials. The 1998 addition to the south portion of the school matches the red and yellow brick fascade. However, a barrier-free ramp has been provided.	Tied into and same as 1956 section. Steam radiation operates in conjunction with gas fired roof-top ventilation units.	
	Subtotal		1272.68			

Evaluator's Name:	Paul T. Becher
& Company:	Boucock Craig and Partners

Upgrading/ Modernization (Identify whether minor or major)				The interior of the school has been totally upgraded. Barrier-free washrooms have been provided, as well as barrier-free access into the building with an electronic door opener. The new library resource center has been carpeted. Classroom and corridor floors have been redone with sheet vinyl. New lockers have been provided. The basement of the building has also been altered. The building has been retrofitted with a new lunch area, fitness centre, kitchen and barrier-free washrooms. The school has also been retrofitted with new windows.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1992	1	422.9	Portables exit on the east side of the building. Wooden stairs lead to the entry. The base of the portable is made of wood and is painted. The rest of the building is vertical metal cladding. Horizontal metal cladding is used at the top of the portable, forming a kind of cap which covers the roof structure. The construction of the roof connecting the roof of the existing building and the portable consists of 12 mm tentest BD, on 19 mm plywood, 38 x 200 at 400 mm o.c., 19 x 50 wood stripping @ 400 mm o.c. The roof construction of the portable itself is the same as above, but with 16 mm F/D drywall facing.	Portable classroom housed with individual furnace with adequate outside air for occupant load, gas fired unit, low voltage controls.	
	Subtotal		422.9			
	Total		5701.68			
List of Reports/ Supplementary Information	No reports were available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site conditions are adequate. Fire lane required to access back portion of school.	$117,000.00
2	**Building Exterior**	Adequate. No exterior problems observed. Building has recently been renovated. Roof over 1957 and 1958 may need to be replaced.	$0.00
3	**Building Interior**	Building has recently been renovated.	$0.00
4	**Mechanical Systems**	The school recently underwent an addition/renovation. Minimal mechanical upgrades were done to the existing HVAC system other than new boilers. The existing unit ventilators and controls require an upgrade.	$255,000.00
5	**Electrical Systems**	School has recently been retrofitted.	$0.00
6	**Portable Buildings**	Chair lift required.	$19,500.00
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 613.6 m^2. Appear to be adequate.	
	7.2 Science Rooms/Labs	Deficient: 72.8 m^2. More space required.	
	7.3 Ancillary Areas	Surplus: 107.8 m^2. New facilities are available for students.	
	7.4 Gymnasium	Surplus: 43.2 m^2. Adequate.	
	7.5 Library/Resource Areas	Adequate. New facility provides excellent resources.	
	7.6 Administration/Staff Areas	Deficient: 250.0 m^2.	
	7.7 CTS Areas	Surplus: 23.6 m^2. Computer availability is excellent.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 165.48 m^2.	
	Overall School Conditions & Estim. Costs	Surplus: 198.78 m^2. After recent renovations, school appears to be generous in area.	$391,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	5	The site is large and is situated on the east side of the building.	
1.1.2	Outdoor athletic areas.	5	Two soccer fields and a baseball diamond are provided.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	A creative playground is also provided on the building's south side.	
1.1.4	Site landscaping.	5	The building has bushes along its west façade and several deciduous trees along the building's north fascade.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	The school has a flag pole, 4 bike racks and a perimeter fence. Guard rails are provided at the school's original entry.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No reported problems.	
1.1.7	Evidence of sub-soil problems.	5	No problems observed	
1.1.8	Safety and security concerns due to site conditions.	5	Adequate.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	The building faces two City Streets. Traffic lights are located at the northwest corner of the site. Students can cross the streets without any problems, due to the low volume of traffic on the residential street and because traffic lights exist along 16th Avenue.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	No fire lane access to the rear of the school exists. See 1.2.4.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop-off areas are along the west side of the site, by the school entry points and barrier-free access. No bus lanes are provided. City Streets are used as drop-off lanes.	
1.2.4	Fire vehicle access.	3	The City street west of the school can be used for fire vehicle access. However, because of the layout of the school, rear access to the building is necessary.	$100,000.00
1.2.5	Signage.	4	Signage is presented at the original school entry and at the new school entry, both of which are located along the west fascade of the building.	
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).	1	One handicap stall and 48 other stalls are provided. According to the Alberta Building Code, in this case two handicap stalls are required. An adjacent sidewalk and curb cut need to be provided.	$7,000.00
1.3.2	Layout and safety of parking lots.	1	Adequate with the exception of barrier-free parking accessibility. See 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt adequate.	
1.3.4	Layout and safety of sidewalks.	2	Asphalt and concrete provided. See 1.3.1	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	1	Adequate.	
1.3.6	Curb cuts and ramps for barrier free access.	1	Signage should be installed indicating that a ramp is provided at another entrance. Sidewalk and curb cut to be added for handicap parking. Techically, ramps are required by Code at every exit used as an entrance. This means that at least one more ramp needs to be provided and electronic door openers at this new ramp location and at the courtyard entry location are required. $1,500 each for electronic door openers.	$10,000.00
Other				
	Overall Site Conditions & Estimated Costs			$117,000.00

Section 2	Building Exterior	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
2.1	**Overall Structure**				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	5	All	The original floor structure was concrete slab-on-grade with asphalt tile in the corridors and A.A. marboleum in the classrooms. The school has been upgraded with sheet vinyl flooring and carpet in the office administration area and the library resource area. The floor structure above the lunch area is the original wood construction.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Adequate. A combination of painted concrete block and 1/2" gypsum wall partitions are used.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Roof structure appears adequate.	
2.1.4	Control/expansion joints.	4	All	Adequate where applicable.	
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 states of repair.*		**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	The new 1998 addition should be adequate. Further investigation is needed to determine the condition of the roof over the 1956 and 1957 portions of the building. If these portions were re-roofed, the cost would be as indicated. $65/sq. m. for asphalt roofing - includes roof removal = $335,452.00. The existing roof is an asphalt built-up roof. It was not determined if the roof was redone, or if it leaks. Over the new 1998 addition, steel trusses and metal deck with a 2 ply SPS modified Bitumen roof membrane system was used over fibreboard and sloped rigid insulation.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation is needed for the 1956 and 1957 portions of the building.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roofs are flat. No problems seem to be occurring.	
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).	5	All	No signs of any problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	All	Adequate.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	All	Adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	Adequate.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	Adequate.	
Other					

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).	5	All	Existing wooden doors repainted.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Adequate - new hardware	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5	All	Adequate. New doors provided in 1998 addition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	New windows have been installed.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	New windows have been installed.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All	Adequate.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$0.00

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).	5	All	Adequate - patched and repainted in some areas.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5	All	Asphalt tiles in corridors and A.A. Marboleum have been replaced with new sheet vinyl flooring. Some existing flooring remains and is in good condition.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	5	All	See 3.1.2	
3.2.2	Wall materials and finishes.	5	All	See 3.1.1	
3.2.3	Ceiling materials and finishes.	5	All	New acoustic t-bar ceiling system has been installed	

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.	5	All	Existing wooden doors repainted and new hardware installed.	
3.2.5	Millwork	5	All	Refinished and new millwork added to school.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5	All	Whiteboards, screens, tackboards provided.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	CTS Room provided. Basketball hoops and backstops provided.	
3.2.8	Washroom materials and finishes.	5	All	New barrier-free washrooms provided.	
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 required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible construction. Sprinklered. Further investigation is required to confirm that building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Adequate - sprinklers installed. See 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Adequate - fire doors installed. See 3.3.1.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Adequate - confirmed when 1998 addition and renovations made. See 3.3.1.	
3.3.5	Barrier-free access.	4	All	Adequate - for entry and main level. Ramp provided to reach inner court yard from main level.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Further investigation is required.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	No problems mentioned by staff or observed on site.	
	Overall Bldg Interior Condition & Estim Costs				$0.00

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	1956 1957 1999	Storm catch basins tie in to city storm system, no visible or reported drainage problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1956 1957 1999	Irrigation in courtyard, minimal hose bibbs around school exterior.	
4.1.3	Outside storage tanks.	N/A		none	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1956 1957 1999	City hydrant is located within 45 meters of the sprinkler system siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1956 1957 1999	Sprinkler system was installed in the entire school during the 1999 addition/renovation.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1956 1957 1999	Portable fire extinguishers located throughout.	
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	1956 1957 1999	A new 8" water service from the city main was brought into the school during the 1999 addition/renovation to accommodate a 6" sprinkler service and 2" domestic water. Pressure and volume are adequate.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1956 1957 1999	Backflow prevention is in place.	
4.3.4	Piping and fittings.	4	1956 1957 1999	Water - copper piping throughout, Sanitary/Storm - cast iron.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1956 1957 1999	Good condition throughout, no upgrades required, fixtures requiring replacement during 1999 renovation were addressed.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1956 1957 1999	2 residential type 58,000 BTU and 58 gal capacity tank type water heaters complete with recirculation system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1956 1957 1999	2 sanitary sumps in 1956 portion of building, 1 for boiler room and 1 for remainder of basement, sanitary and storm tie into city services.	
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	1956 1957 1999	2 new steel tube steam boilers were put in to replace the existing single 1956 boiler, new units are 2250 MBH in/1800 MBH out each	
4.4.2	Heating controls (including use of current energy management technology.	4	1956 1957 1999	Steel piping throughout for steam and condensate.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1956 1957 1999	New 'B' vent liner was installed in existing masonry chimney. gravity combustion air.	
4.4.4	Treatment of water used in heating systems.	4	1956 1957 1999	Appropriate inhibitors are in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1956 1957 1999	Appropriate safety controls are installed.	
4.4.6	Heating air filtration systems and filters.	N/A		none	
4.4.7	Heating humidification systems and components.	N/A		none	

Section 4	Mechanical Systems	Rating	Bldg. Section	Description/Condition	Estim. Cost
4.4	**Heating Systems (cont'd)**				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1956 & 1957 1999	Each classroom housed with unit ventilator and steam radiation, ventilators require rebuilding. Wall mounted steam radiation.	$170,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4	1956 1957 1999	Fiberglass insulation on steam and condensate piping in good condition.	$0.00
4.4.10	Heat exchangers.	N/A		none	$0.00
4.4.11	Heating mixing boxes, dampers and linkages.	3	1956 & 1957 1999	Unit ventilators require upgrade to existing mixing box. (SEE 4.4.8 FOR COSTING) None	$0.00
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1956 1957 1999	Adequate throughout.	$0.00
4.4.13	Zone/unit heaters and controls.	4	1956 1957 1999	Steam forced flow units at each entrance vestibule with line voltage thermostats.	$0.00
Other					

Section 4	Mechanical Systems	Rating	Bldg. Section	Description/Condition	Estim. Cost
4.5	**Ventilation Systems**				
4.5.1	Air handling units capacity and condition.	3	1956 & 1957 1999	Unit ventilators in each classroom, approx. 800 CFM capacity each. Rebuild is required. (SEE 4.4.8 FOR COSTING). 2 new RTUs 235MBH in/188 MBH out, Heating /138 MBH, Cool/5000 CFM.	$0.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1956 & 1957 1999	Approx 5 to 7 cm of O/A per occupant. Approx. 12 CFM of O/A per occupant.	$0.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1956 & 1957 1999	Single source air distribution through unit ventilator. Approx. 4 A/C per hour. Overhead air distribution system, approx 8 A/C per hour.	$0.00
4.5.4	Exhaust systems capacity and condition.	4	1956 & 1957 1999	Central exhaust works in conjunction with unit ventilators. Washroom exhaust to roof mounted dome type exhaust fans.	$0.00
4.5.5	Separation of out flow from air intakes.	4	1956 1957 1999	Adequate, no complaints from occupants.	$0.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1956 1957 1999	Some exhaust systems in CTS (small engine, welding, paint spray) are very rarely used.	$0.00
Other					

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	1956 & 1957 1999	Pneumatic thermostats control unit ventilators are deteriorated and replacement should be considered. (SEE 4.7.1 FOR COSTING) Programmable electronic thermostats.	$0.00
4.5.8	Air filtration systems and filters.	4	1956 1957 1999	1" thick disposable media throughout.	$0.00
4.5.9	Humidification system and components.	N/A		none	$0.00
4.5.10	Heat exchangers.	N/A		none	$0.00
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1999	New RTUs housed with heat exchangers.	$0.00
Other					

Section 4	Mechanical Systems	Rating	Bldg. Section	Description/Condition	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		none	$0.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		none	$0.00
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		none	$0.00
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1999	The 2 new roof-top units are housed with DX cooling with 138 MBH of cooling each.	$0.00
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	1956 1957 1999	Combination of low voltage and pneumatic controls throughout. The original building controls are deteriorated and reaching there life expectancy.	$85,000.00
	Overall Mech Systems Condition & Estim. Costs				**$255,000.00**

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 3 phase 600 amp service. Limited space available.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5		Exterior building lighting. Parking lot pole lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5		25 duplex receptacles mounted on concrete base.	
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).	5	All	Zoned addressable system recently installed.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	New emergency lighting recently installed.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	New exit lighting installed recently.	
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.	5	All	Surge protection on data system.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	4	All	Wiring devices are generally adequate. Wiring is in conduit.	
5.3.5	Motor controls.	4	All	Loose starters, appear satisfactory.	
Other					
5.4	Lighting Systems		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.4.1	**Interior lighting systems and components (i.e., illumination levels, conditions,**	4	**All**	**Interior lighting consists of recessed and surface fluorescent and T-8 lamps. Lighting levels generally adequate.**	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	All	Building recently retro fitted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5	All	Building recently retro fitted.	
Other					
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5.1	**Telephone system and components (i.e., capacity, reliability, condition).**	5	**All**	**Meridian system appears good.**	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Realistic PA system. Lathan program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5E cabling throughout.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	One 24 port Cat. 5 patch panel and two 48 port Cat. 5E patch panels in basement mechanical room with room for expansion. One 24 port Cat. 5 patch panel and two 48 port Cat. 5E patch panels in administration office with room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Sufficient space available for dedicated circuits.	
Other					
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6.1	**Site and building surveillance system (if applicable).**	N/A		**No system present**	
5.6.2	Intrusion alarms (if applicable).	4	All	Regency intrusion alarm. Corridor motion sensors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Lathan master clock.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	**Elevator/lift size, access and operating**	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				$0.00

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.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	5	Adequate.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	5	Adequate.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	5	Adequate	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	5	Adequate.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	5	Adequate.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	5	Adequate.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	5	Adequate.	
6.1.8	Heating system.	5	Adequate.	
6.1.9	Ventilation system.	5	Adequate.	
6.1.10	Electrical, communication and data network systems.	5	Adequate.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	5	Adequate.	
6.1.12	Barrier-free access.	2	Stairs on outside of portable need to be made barrier-free. Chairlift to be installed, and electronic door opener.	$19,500.00
	Overall Portable Bldgs Condition & Estim Costs			$19,500.00

Section 7	Space Adequacy	This Facility No.	This Facility Size	This Facility Total Area	Equiv. New Facility No.	Equiv. New Facility Size	Equiv. New Facility Total Area	Surplus/ Deficiency	Comments/Concerns
7.1	Classrooms			1381.5	15	80.0	1200.0	181.5	Surplus. Junior High School Area Guidelines were used. Special Ed. Exempt (2 x 15 = 30). Portables are not included in total classroom area. Portable area not used is 422.9 m^2.
	Classroom	13	69.7						
	Classroom	4	69.7						
	Classroom	2	98.3						
7.2	Science Rooms/Labs			287.2	3	120.0	360.0	-72.8	Deficiency
		1	127.3						
		1	85.6						
		1	74.3						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			507.8	1	130.0	400.0	107.8	Surplus
	Lunch Study	1	193.1		3	90			
	Art	1	124.5						
	Ancillary	1	140						
	(Fitness Centre) Ancillary	1	50.2						
7.4	Gymnasium (incl. gym storage)	1		698.2			655.0	43.2	Surplus
	Gym #1		180.2		Gym	595.0			
	Gym #2		383.6		Stor	60.0			
	Stage		111.5						
	Storage		22.9						
7.5	Library/Resource Areas	1	270.0	± 270.0	1	270.0	270.0		Adequate
7.6	Administration/Staff, Physical Education, Storage Areas (total)			± 346.0			596.0	-250.0	Deficiency
	Adm../Staff/P.E.		308.5		Adm	357.0			
	Storage		± 37.5		P.E.	130.0			
					Stor.	109.0			
7.7	CTS Areas			253.6			230.0	23.6	Surplus

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/ Deficiency	Comments/Concerns
	7.7.1 Business Education				2	115			
	7.7.2 Home Economics	1	138.2						
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	1	115.3						
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1534.48			1369.0	165.48	Surplus
	Overall Space Adequacy Assessment	30		5278.78	25		5080.0	198.78	Surplus. Junior High Area capacities used for 600 children. Total area does not include portables. See Part 1 for all areas.

Evaluation Component/ Sub-Component	**Additional Notes and Comments**

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