	School Name:	Plains Indian Cultural Survival School				School Code:	9864
	Location:	1723 33 Street S>W>				Facility Code:	1664
	Region:	South				Superintendent:	Dr Donna Michaels
	Jurisdiction:	Calgary Public School Board				Contact Person:	Leanne Soligo
		District No. 19				Telephone:	214-1123
	Grades:	9 to 12				School Capacity:	465

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	1954	1	2131.8 sq. m.	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. North(centre) block is concrete structure with block infill, wood roof and terrazzo floor	Central low pressure steam boiler with unit ventilators.	
Additions/ Expansions	1962	1	587.7 sq. m.	Wood and concrete floor construction, block and wood frame wall construction, open web steel joists, wood roof decking.	Fed from 1954 boiler with central air handling unit.	
Total			2718.9 sq. m			

						Evaluator's Name:	Doug Campbell
						& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-April 18, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site size is inadequate. All site surfaces or worn and or damaged - replace.	$199,000
2	**Building Exterior**	All building exterior surfaces in worn and/or damaged condition - replace.	$223,000
3	**Building Interior**	All unrenovated building interior surfaces in worn and/or damaged condition - replace	$503,000
4	**Mechanical Systems**	School requires a major upgrade to Boiler plant, ventilation and controls.	$410,000
5	**Electrical Systems**	Life safety systems require upgrades to meet current codes. Lighting is of very poor quality and requires replacement.	$68,500
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 220.6m2	
	7.2 Science Rooms/Labs	Deficiency: 130m2	
	7.3 Ancillary Areas	Deficiency: 77.4m2	
	7.4 Gymnasium	Deficiency: 360.5m2	
	7.5 Library/Resource Areas	Deficiency: 5.1m2	
	7.6 Administration/Staff Areas	Deficiency: 373.5m2	
	7.7 CTS Areas	Deficiency: 352.8m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 853.4m2	
	Overall School Conditions & Estim. Costs		$1,403,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	FI	Site area is unknown. It is inadequate. Site is adjacennt to Ernest Manning High School and field can be shared. This is adequate.	
1.1.2	Outdoor athletic areas.	FI	None. This is inadequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Outdoor play areads are limited to the courtyard area and a fenced in outdoor play area adjacent and dedicated to ECS. Courtyard area is surfaced in wood chip ground cover over original concrete pavers. ECS area is asphalt. All surfaces cracked or heaved - replace. There is no active play area - install.	$35,000
1.1.4	Site landscaping.	4	Only landscaped area consists of grass and small shrubs and trees on east side of building adjacent to main entrance. These are in satisfactory condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Site accessories missing or in poor condition. No bike stand evident - install. All perimeter fencing in damaged or rusty condition - replace.	$24,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Surface drainage runs away from building in all directions. Significant ponding occurs in the parking lot, courtyard and to the west of the building.	$46,000
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	None 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	Pedestrian access from 36th Street - sidewalk with steps to east (main) entrance. South entrance accessable through parking lot adjacent to 17th Ave. Vehicle access to south parking lot from 17th Ave and North parking lot from 36 th Street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	On site road network runs the perimeter of the building. It is predominantly asphalt with some gravel. It is cracked, worn, and damaged - replace.	$30,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off or street lay-by. Drop-off occurs on 36 th Street.	
1.2.4	Fire vehicle access.	3	The east side of the school is accessable from the street. The south side of the school is accessable from the parking lot. The west and north side of the school is accessable from the on-site road network. This is currently blocked on the west side of the school by a trailer, inhibiting access - remove.	$1,500
1.2.5	Signage.	3	No identification of school evident from main thoroughfare - 17 th Ave SW - install. School parking indistinguishable from parking for Ernest Manning High School - allocate and sign.	$2,500
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	There are a total of 48 parking spaces on two lots. 22 have plug - ins.	
1.3.2	Layout and safety of parking lots.	4	Parking lot one is to the south of the school, in two rows parallel to 17 th Ave. Parking lot two is to the north of the school, in one row perpendicular to 36 th Ave. There are no evident safety concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking lot one is asphalt, drainage is adequate, surface is worn, cracked and damaged - replace. Parking lot two gravel, drainage conditions unknown, surface is uneven and heaved - replace.	$40,000
1.3.4	Layout and safety of sidewalks.	4	There are no on - site sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	NA		
1.3.6	Curb cuts and ramps for barrier free access.	3	There are no curb cuts and ramps to facilitate barrier free access - install.	$20,000
Other				
	Overall Site Conditions & Estimated Costs			$199,000

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	1954 1962	Central(north) block terrazzo and classroom linoleum has minor cracks, indicating some settlement. None noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1954 1962	Drywall partitions show cracks, indicating some movement in the structure. None noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	None noted.	
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).	FI	All	No signs of roof or membrane failure in the interior. No inspection of the roof was done.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All		
2.2.3	Control of ice and snow falling from roof.	NA	All	Flat roof with internal drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	All	Clerestory windows(centre north block) show some water penetration. Original units need replacement.	$12,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	All	All exterior stucco shows damage through hairline cracking and staining. Some impact damage is evident at corners. Stucco requires patching and reparing. Original brick element at main entry in good condition.	$15,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Exterior facias around windows worn and damaged - refinish.	$20,000
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	No failures noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Internal roof drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No failures noted.	
Other		3		Architectural work accommodate boiler replacement.	$50,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All exterior doors are of wood with wood frames, requiring replacement with hollow metal insulated items. Some paint peeling and chipping at base. Weather seals are significantly compromised needing replacement.	$24,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	All hardware original-in worn condition and in need of replacement.	$8,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	All exit hardware in worn condition and in need of replacement.	$6,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Majority original. Substantial failure of all windows with inadequate weatherseal, failing caulking, some rotting of wood, peeling paint, . All show signs of leaks and/or condensation Replace entire window system with new aluminum frame system including insulated spandral units in upper portion and double pane sealed units below.	$88,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Original. Worn. In need of replacement. See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		Included in 2.2.1 & 2.3.1 above	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$223,000

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).	3	1954	Cracks appear above some classroom doors. Patch and repaint. See 3.2.2 Below	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1954	Terrrazzo floor in north wing shows some signs of settlement through minor cracks. Linoleum shows cracks and separation in classrooms.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1954	Gymnasium floor in need of refinishing. All classroom linoleum and carpet worn and damaged - replace. All floor tile in hallways is original in worn and or damaged condition - replace.	
			1962	All flooring materials worn and or damaged - replace.	$124,000
3.2.2	Wall materials and finishes.	3	1954	Except for area addressed during 1989 renovation (artifact room, etc.) All surfaces require attention. All corridor and classroom walls need patching and re-painting.	
			1962	Block wall painted surfaces in good condition.	$60,000
3.2.3	Ceiling materials and finishes.	3	All	All ceiling surfaces require attention. Drywall ceiling in vestibules stained and damaged - repaint. Acoustic tile cielings in gym, classrooms, and hallways are damaged and stained - repair.	$66,000

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 at fire seperations need replacement with rated doors and frames and magnetic hold-opens to meet code and safety standards. All interior door hardwear is worn - replace.	$60,000
3.2.5	Millwork	3	All	Except for areas renovated in 1989, all millwork is original and needs refinishing and new surface p-lam.	$80,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Original chalkboards in wood frames. Adequate condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	No inadequecies noted.	
3.2.8	Washroom materials and finishes.	3	All	Washroom materials and fixtures are all original and in working condition. Mosaic tile on floor shows some chipping and wear and requires replacment. Ceilings and walls need repainting. See attached asbestos report.	$65,000
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**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Building is of combustable wood frame construction with no sprinkler system	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	All	Fire separations at classroom wings is inadequate - unrated metal door with latch hold opens. Requires installation of rated doors and frames in rated wall with magnetic hold-open doors. See above 3..2.4	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1954 1962	Corridor walls typically of wood frame construction with plaster finish, except north wing washrooms: concrete block. Concrete block wall construction. Hallway floor construction is concrete slab. Elsewhere wood frame construction is utilized.	
3.3.4	Exiting distances and access to exits.	FI	All	Further study required	
3.3.5	Barrier-free access.	2	All	Barrier free ramps exist at only at north entrance. Barrier free doors and hardware required. Washrooms have no accessable stalls. No lever door handles.	$48,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education. Asbestos used extensively - copy attached.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI	All	Millwork and baseboards may contain lead paint	
Other					
	Overall Bldg Interior Condition & Estim Costs				$503,000

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		Site drainage consists of grading to swales to run to street.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Exposed 40m hose system and standpipe.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not applicable.	
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		100 mm service from street, service runs to 50mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper. Lines are currently in the process of being replaced and insulated.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two self contained hot water heaters, gas fired, 38,000 BTUH input each.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
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		Original low pressure steam boiler installed in 1954. System currently operates satisfactorily but due to age should be replaced.	$125,000.00
4.4.2	Heating controls (including use of current energy management technology.	3		Controls are all pneumatic and have minimum monitoring and control of equipment. General operation is manual stop/starting of systems. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	

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	3		School is all old steam piping and should be replaced along with boilers. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Piping to be redone. See 4.4.1	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		System in classrooms consists of unit ventilators which due to age are prone to problems. See 4.4.1 and 4.5.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Generally control is poor with little or no control of heat in many areas. See 4.4.1 and 4.5.1	
4.4.13	Zone/unit heaters and controls.	3		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.	2		Air supply depends on unit ventilators in 1954 school and one air handling unit for 1962 addition. Unit ventilators are generally old and provide poor ventilation, air system in 1962 portion needs upgrade to meet design intent.	$135,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Based on current operations and systems outside air quantities are not being met. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Original design would have given 6 air changes, however with current operation this is unlikely. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		School has one central exhaust system which exhausts classrooms, washrooms and janitors rooms. Gym has separate exhaust.	$30,000.00
4.5.5	Separation of out flow from air intakes	4		Acceptable under current situation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Wood working area has recirculating dust collectors (2). No general exhaust, no make-up. Home economics has no exhaust.	$40,000.00
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		School has ventilation controls of pneumatic design, which are tied to local panels. General operation seems to be manual as far as stop/starting of systems. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Systems have fiberglass filters.	
4.5.9	Humidification system and components.	N/A		Not applicable.	
4.5.10	Heat exchangers.	N/A		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2		Distribution ductwork where currently installed is inadequate. See 4.5.1 and 4.5.4	
Other					

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		Not applicable.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
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		Building controls are pneumatic with basically manual control beyond room thermostat needs total upgrade.	$80,000.00
	Overall Mech Systems Condition & Estim. Costs				$410,000.00
				Evaluator: Dale Way, Hemisphere Engineering	

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		400 amp main service @ 600 volt fed underground from city transformer. Main distribution panel and feeders appear to have been recently upgraded. No concerns.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Exterior doors are illuminated. However, the overall lighting levels are very poor. Install new wall mounted luminaires on exterior of building.	$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		No plug-ins at north lot. Weatherproof enclosed receptacles at south end. 8 duplex receptacles, capacity for 16 vehicles. No concerns.	
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2		Existing Simplex panel in good condition with 3 spare zones. Building is non-sprinklered and heat/smoke detector coverage does not meet current codes. Upgrade existing system.	$12,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting is provided by battery packs and remote heads. Coverage is good. No concerns.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Generally, exit lighting is fair, however, paths of egress in some cases are not clearly defined. Install new exit lights.	$2,000
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.	1		No transient voltage surge supression (TUSS) on distribution equipment. Install new surge protection	$3,500
5.3.2	Panels and wireways capacity and condition.	2		Panels generally are at capacity and have reached expected life. Wireways are in good condition. Replace existing panels with new.	$5,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No existing emergency generator or UPS.	
5.3.4	General wiring devices and methods.	3		Existing wiring devices and installation methods are generally good. However, there is a definite need for more receptacles. Install additional duplex receptacles.	$3,000
5.3.5	Motor controls.	3		No motor control centre. Motors controlled by local starters. Controls are in good condition but require some general maintenance.	$1,000
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).	2		Lighting levels in all areas do not meet acceptable/recommended levels as per IES recommended footcandle levels. The corridor lighting levels are of particular concern.	$10,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		The existing ballasts do not present any health or safety concerns. Also see 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2		Little or no implementation of energy management. Recommend replacing all existing HID and fluorescent ballasts. Also, replace lamps with T8 fluorescents and energy saving HID.	$20,000
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).	5		New Meridian phone switch and cabling. Generally, handsets are newer and in good condition. No concerns.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Public address system was installed and is in good condition. Some additional speakers should be installed. No CCTV, satellite or cable TV.	$1,500
5.5.3	Network cabling (if available, should be category 5 or better).	4		Where network cabling has been installed it is category 5. No concerns.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Generally, the network cabling is run in conduit. Conduit in most areas is exposed, but installed is good. No concerns.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		No separate wiring/telecommunications closet. Server is located in office space. Telephone switch located in basement. Not secured. Provide separate wiring closet.	$2,500
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		No provisions for dedicated circuits for any network equipment. Provide separate circuits to all network equipment.	$4,000
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		Most exterior doors equipped with motion sensors connected to main security panel which is monitored off site. No concerns.	
5.6.3	Master clock system (if applicable).	3		Master clock system installed throughout school with the exception of a few classrooms. Install clocks in areas without.	$1,000
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				$68,500
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

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		
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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12	varies	1020.6	10	80	800	220.6	
7.2	Science Rooms/Labs	1	110	110	2	120	240	-130	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	varies	322.6	1 3	130 90	400	-77.4	
7.4	Gymnasium (incl. gym storage)	1	294.5	294.5	1	595 60	655	-360.5	
7.5	Library/Resource Areas	1	204.9	204.9	1	210	210	-5.1	
7.6	Administration/Staff, Physical Education, Storage Areas			202.5			576	-373.5	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	
	7.7.2 Home Economics	1	125.4	125.4	1	160	160	-34.6	
	7.7.3 Industrial Arts	1	191.8	191.8	1	280	280	-88.2	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			246.6			1100	-853.4	
	Overall Space Adequacy Assessment	21		2718.9	22		4651	-1932.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments