

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Roland Michener Elementary School			School Code:		9250
Location:		5958 - 4th Avenue NE			Facility Code:		1504
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		K - 6			School Capacity:		475 (total)
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	1976		2,896.20	Masonry, brick and metal siding, aluminum window frames. Flat roof.	Perimeter water heating and constant volume ventilation.	Brick cladding at lower wall, vertical metal siding at upper horizontal band of wood of stained wood between (2X10)	
Additions/ Expansions	n/a						
TOTAL(excluding portables)			2,896.20				
					Evaluator's Name:	Anne Underwood - Graham Edmunds	
					& Company:	Alastair Muir - Graham Edmunds	
						Mark Yunker, Wiebe Forest (Mech.)	
						Milan Gerza, Wiebe Forest (Elec.)	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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
Upgrading/ Modernization (identify whether minor or major)	1997	1	87.00	as above		Upgrade to administration area finishes
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1977		795.60	Portables permanent. Vertical and horizontal (upper 4'). Metal siding with wood base (2'). Flat roofs.		
Total (including Portables)			3,691.80			
List of Reports/ Supplementary Information	Asbestos Material Survey (April, 1999) - see appendix					
	Fire Safety Inspection (November, 1999) - see appendix					
	Mini Plans (February 1999) - require updating - see appendix					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good condition, large, relatively large site.	\$ 50,000.00
2	Building Exterior	Good condition.	\$ 3,000.00
3	Building Interior	Generally good condition. Carpets will need to be replacement over next 3-5 years.	\$ 90,000.00
4	Mechanical Systems	Good condition.	\$ 500.00
5	Electrical Systems	Replace exterior luminaires, provide strobes, retrofit exit signs, replace panels, provide additional receptacle and data outlets. Retrofit interior lighting with electronic ballasts and T8 lamps. Fire and smoke alarm system is obsolete. Some panel, wiring, lighting and cabling upgrades are needed. Existing in good condition.	\$184,000.00
6	Portable Buildings	Interior of portables require major upgrading due to age, use and deterioration of materials.	\$ 90,000.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 247.80	
	7.2 Science Rooms/Labs	Deficiency (180.9)	
	7.3 Ancillary Areas	Deficiency of (188.4)	
	7.4 Gymnasium	Surplus of 4.50	
	7.5 Library/Resource Areas	Surplus of 108.70	
	7.6 Administration/Staff Areas	Deficiency of (204.90)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 4.40	
	Overall School Conditions & Estimated Costs		\$ 417,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large. Shared with St Martha's (Catholic) immediately adjacent. Dry pond at north end of site, may be on city property.	
1.1.2	Outdoor athletic areas.	4	Reported to be in reasonable condition (snow covered).	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Large wooden creative play area (11 years old) with gravel base. Needs to be replaced - beginning to splinter, has loose and broken metal connections. The base is probably not up to standards.	\$50,000.00
1.1.4	Site landscaping.	4	Both evergreen and deciduous trees at front with well maintained, attractive foundations planting assorted shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing separates parking form school grounds	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage all around. No signs of ponding visible.	
1.1.7	Evidence of sub-soil problems.	4	No visible evidence.	
1.1.8	Safety and security concerns due to site conditions.	4	See 1.2.3	
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 vehicular access and one main pedestrian access. Good visibility from roadway.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A		
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No buses. Parent off-site drop-off immediately outside school (not marked) within a limited area.	
1.2.4	Fire vehicle access.	4	Road access to front of building. Play fields on North and West sides, paved parking lot at east face.	
1.2.5	Signage.	4	Good signage visible from road.	
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	Excess of stalls - one end of the parking lot is not used. No dedicated handicapped parking stall, yet lots of available space with level access to building.	
1.3.2	Layout and safety of parking lots.	4	Fenced perimeter.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt, good drainage.	
1.3.4	Layout and safety of sidewalks.	4	Good.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Slight ramp up to work entrance - main sidewalk.	
Other				
	Overall Site Conditions & Estimated Costs			\$50,000.00

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

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI		Verbal information: Spot corrections made on original roof to main building. No roofing reports available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear to be in good condition from grade. Ladder from custodial room.	
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylight.	
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, efflorescence, water stains).	4		No signs of problems. Some uneven fading of color in vertical siding.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Visible inspection of parapets from grade shows no signs of problems.	
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		No sign of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		No sign of problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No sign of problems.	
Other					
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		Re-paint six exterior doors.	\$1,500.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Accessories are in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	No visible concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	No signs of deterioration.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Replace four blinds.	\$1,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of condensation.	
Other				
	Overall Bldg Exterior Condition & Estimated Costs			\$3,000.00

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).	4		No signs of deterioration.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Minor floor crack in south corridor. White, chalky powder at floor slab perimeter in basement and around slab, shows some evidence of minor water infiltration.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		12" X 12" vinyl tile throughout main hallways in good condition. Replace carpet in select classrooms and areas. Carpet throughout classrooms. Well maintained but showing signs of wear. Replace new carpet (3-4 years) at admin staff areas and library.	\$27,000.00
3.2.2	Wall materials and finishes.	4		Concrete block, painted in corridors. Some painted g.w.b. Complete repainting 1997.	
3.2.3	Ceiling materials and finishes.	3		Replace select ceiling tiles where chipped and cracked. Should last 5-10 years before replacement of all tiles is required.	\$3,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4		Doors and hardware in good condition.	
3.2.5	Millwork	3		Relaminate select millwork.	\$5,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Add whiteboards to upgrade writing surfaces (1 in each classroom/ancillary space)	\$45,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	4		Floors, ceilings, walls and partitions in good condition. (G.W.B. ceilings, painted block walls, ceramic tile floors and base).	
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Appears non-combustible. Non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	1	Blind student enrolling - provide Braille signage. Provide ramps within enclosed adjoined portable area at each stairway.	\$10,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		
Other				
	Overall Bldg Interior Condition & Estimated Costs			\$90,000.00

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		Catch basin in parking lot to city storm drainage, field drainage surface to city. Drainage from portables spills onto playground tarmac. At the time of the site visit this area was covered in ice. It is unknown if there is a catch basin near by.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibbs c/w vacuum breakers. Capped future irrigation.	
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		No siamese, hydrant within 90 meters.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinet throughout - sprinklers on stage only c/w backflow preventer.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None noted.	
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 inch water service, 2 inch domestic service to the building, 1 1/2 stand pipe system.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention in place.	
4.3.4	Piping and fittings.	4		Cast iron sanitary and storm, copper dwv, copper water lines.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Flush valve wc's, remote mounted flush tank urinals, enamel cast iron basins - fixtures in reasonable condition. Some newer sinks - sink in science storage is poor.	\$500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood 502 (38,000 btuh) - Armstrong domestic recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Storm and sanitary to City of Calgary - Weeping tile sump in the basement below the mechanical room.	
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		2 Bryan CL 180 hot water boilers (1,620,000 btuh each). Duty standby pumping - all equipment in reasonable working condition. No BMS.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls, compressor is complete with air dryer and appears to be in reasonable working condition. No BMS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air - chimney and breeching are in good condition.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 537 water treatment in place, chemical pot feeder and bypass filter.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety controls in place.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter.	
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		Perimeter radiation, supply and return ductwork to classrooms.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping is insulated, ductwork insulated or internally lined.	
4.4.10	Heat exchangers.	N/A		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No known problems.	
4.4.13	Zone/unit heaters and controls.	4		Unit heater in mechanical room, cabinet unit heaters in entrances.	
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.	4		AUH - 1 Trane Climate changer (35MP-HFBVU) c/w dx coil, reheat coil and spray humidifier.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		+/- 10 CFM/occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Supply and return ductwork to classrooms and halls.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans - good condition - capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Small kitchen exhaust fan.	
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	See 4.4.2.	
4.5.8	Air filtration systems and filters.	4	Low efficiency.	
4.5.9	Humidification system and components.	4	Spray humidifiers in AHU.	
4.5.10	Heat exchangers.	N/A	None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Ductwork, dampers and motors in reasonable working condition.	
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).	4		Condensing unit on the roof for main AHU - Gym unit on roof make and model unknown.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		See 4.4.2.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	N/A		None.	
	Overall Mech Systems Condition & Estimated Costs				\$500.00

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 service. Main switchboard Westinghouse 1000A, 208/120V 3 phase. In good condition with space for additional breakers.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Small incandescent fixtures wall mounted at all entry/exits. Lenses are yellowed due to age. Fixtures need replacement. Controlled by photocell.	\$4,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		22 plug-ins.	
	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	All	Edward 1523 - obsolete single zone system with bells, no strobes. The system should be replaced to suit the Code.	\$18,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Local battery units with remote heads, tested regularly, in good working order, and good space coverage.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	All	Incandescent exit signs in good working order and adequate coverage. Recommended action: Retro fit with LED kits.	\$4,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of panels - Westinghouse in good condition, however, with no space for additional breakers, especially - panels for classrooms need replacement.	\$35,000.00
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.	3	All	Majority of wiring concealed, some surface in conduit. Only 4 classrooms have extra dedicated outlets for computer. The outlet system should be upgraded.	\$20,000.00
5.3.5	Motor controls.	4	All	One section of MCC - Westinghouse of older model, however in good condition and loose starters.	
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).	4	All	Luminaries 1 X 4 recessed in T-Bar ceiling are installed throughout the building in classrooms, office, library and corridors. Gym - high bay M.H. fixtures. Utility areas - strips. All fluorescent luminaries are complete with magnetic ballasts and T-12/F40/34w lamps. Tube color mix of WW & CW. Luminaries are clean and in good condition, lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$78,000.00
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	All	Telephone switch is Norstar Meridian in good condition. 3 incoming lines plus Fax.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen MCP 35A. The operation also via phone system - in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 in good condition, however needs expansion. Only 4 classrooms, library, and computer classroom have data outlets.	\$25,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Partly in conduit, partly loose cables properly secured.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are on dedicated circuits.	
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		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent knight with motion sensors, in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 6100 in good condition.	
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		No elevator.	
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 & Estimated Costs				\$184,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		Two portables on the east side of building will be removed in April. This estimate does not include these portables in the calculations.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No signs of deterioration (no visual inspection of foundation)	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Roof's (six in total) are PVC pipe with metal protective sheath. Drainage on to asphalt. Ice frozen within end of downspout. Roof replaced 1996/1997 over portables due to significant roof leakage.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Re-paint exterior metal siding.	\$20,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Aluminum windows in good condition. Four closed unit blinds need repair.	\$500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Replace carpet in all portables and corridor. Glue-on-tile ceiling old and damaged by roof leakage - needs to be replaced. Replace vinyl wall coverings - aged, damaged and dingy.	\$50,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Re-laminate select millwork counter tops (40' X 2').	\$3,500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.	3	Self contained units, 4 are newer, 2 are original and need to be upgraded.	\$10,000.00
6.1.9	Ventilation system.	3	see 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	Lighting 1 X 4 surface fixtures with down lens, in good condition. Classrooms need additional data and power outlets. Other recommendations are the same as for the main building. Cost estimate included in the main building cost estimate. See 5.4.1	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4		
6.1.12	Barrier-free access.	1	See 3.3.5. Raised corridor approximately 3' above main floor level. Requires accessible ramps at stairs - provide three.	\$6,000.00
	Overall Portable Bldgs Condition & Estimated Costs			\$90,000.00

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	68.9- 138.2	647.8	5	80	400	247.80	6 attached relocatables not included.
7.2	Science Rooms/Labs	1	104.1	104.1	3	95	285	(180.90)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	94.3 70.8 46.5	211.6	4	1@130 3@90	400	(188.40)	
7.4	Gymnasium (incl. gym storage)	1	451.8 14.8 10.9	477.5	1	1@430 1@43	473	4.50	
7.5	Library/Resource Areas	1	302 12.6 14.1	328.7	1	220	220	108.70	
7.6	Administration/Staff, Physical Education, Storage Areas		4.1-44.5	284.1		357 70 62	489	(204.90)	Note: includes offices used for ESL, Speech Therapy and Reading Recovery. This does not include basement storage at 119.5 m ² under boiler room.
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)			842.4			838	4.40	
	Overall Space Adequacy Assessment	14		2896.2	14		3105	(208.80)	

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments
	As is typical in many elementary schools, the change/shower rooms are not used for their original purpose and are currently used for storage. Revisions to these areas would provide better usable space and allow the reuse of lockers, totes and other fixtures in schools where these items are needed and the existing fixtures are in poor repair.
	Storage is well distributed throughout the school.
	Mini-plans need revision at former lunch room/study now subdivided into a classroom and English-as-a-Second-Language small group area.
	Former Physical Education office now used for speech therapy.
	Two of the portables are to be removed in April of 2000. This report does not address any issues associated with work (exterior or interior) related to their removal.