

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Rosscarrock			School Code:	9133	
Location:	Calgary - 1406 - 40th Street SW			Facility Code:	1457	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	k-6			School Capacity:	450 (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	1960	1 + partial bsmnt	2,148.40	Frame, stucco, brick, wood paneling, stucco soffits.	Boiler, steam univents.	
Additions/ Expansions	1965	2	1,181.70	As above	Perimeter radiation. Swamp cooler.	
Total (excluding Portables)			3,330.10			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)
Upgrading/ Modernization (identify whether minor or major)	unknown	1	81.8	Interior		Former classroom converted into school office space (4 rooms).

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
	unknown	1	65.0	Interior		Now leased out. Former classroom converted to current school office.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	None			No portables.		
Total (including Portables)			3,330.10			
List of Reports/ Supplementary Information	Asbestos Material Survey (March 1999) - see appendix					
	Fire Safety Inspection (February 2000) - see appendix					
	Mini Plans (January 2000) - see appendix					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Adequate site with major grade changes. Playing fields and play areas require some remedial work.	\$15,500.00
2	Building Exterior	In good condition. Remedial maintenance for woodwork required.	\$39,700.00
3	Building Interior	Finishes are showing signs of age but are in generally acceptable condition.	\$139,000.00
4	Mechanical Systems	Building components aging but generally in acceptable condition except for boiler which will need replacing.	\$107,500.00
5	Electrical Systems	Provide new fire alarm system, new emergency lighting, retrofit exit signs. Replace panels, provide new circuits, power and data outlets. Retrofit interior lighting.	\$171,800.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 107.60 (Leased section of wing included)	
	7.2 Science Rooms/Labs	Deficiency (100.80) (Due to lack of use in Elementary)	
	7.3 Ancillary Areas	Deficiency (116.50)	
	7.4 Gymnasium	Deficiency (190.70)	
	7.5 Library/Resource Areas	Deficiency (54.50) (Computer lab incorporated into library area.)	
	7.6 Administration/Staff Areas	Deficiency (61.70)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 34.70 (Lunch Room included in area.)	
	Overall School Conditions & Estimated Costs		\$473,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate. Site slopes towards the playing fields which rest about one storey below lower level of school	
1.1.2	Outdoor athletic areas.	3	Two combined soccer/ball diamond pitcher. Topdress and reseed.	\$7,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Creative structure in excellent condition - metal, pebble base. Asphalt play areas have numerous cracks. Re-asphalt.	\$7,000.00
1.1.4	Site landscaping.	4	Deciduous trees and shrubs appear well maintained.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Guardrails, flagpole or fencing are in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No signs of ponding.	
1.1.7	Evidence of sub-soil problems.	4	No sign of sub-soil problems.	
1.1.8	Safety and security concerns due to site conditions.	4		
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 entry to parking lot.	
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	Bus drop-off our roadway across from main entrance.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	4	School name only on one street side, but clearly visible.	
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	19 stalls, no dedicated visitor parking. No dedicated barrier free stall.	
1.3.2	Layout and safety of parking lots.	4	Fencing on two sides.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel. Good drainage.	
1.3.4	Layout and safety of sidewalks.	2	Large crack at side of exterior stair near east entry to asphalt play area. Repair and check for hidden damage. Repaint.	\$1,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete. Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Plywood ramp at main entrance.	
Other				
	Overall Site Conditions & Estimated Costs			\$15,500.00

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	Both	No evident problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	Both	No evident problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	Both	No evident problems.	
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	Both	No roofing reports available. Recent patch work has been completed. No major leakage mentioned or visible.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	Both	TV antennae on south face of 1965 addition is rusting badly - repaint. Remove and replace if required.	\$1,500.00
2.2.3	Control of ice and snow falling from roof.	N/A	Both	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	Both	No skylights.	
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).	2	Both	Paint window sills and lower 4' of wood paneling. Recaulk between windows and brick.	\$10,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	Both	Flashing on parapet in good condition. Stucco soffits are also in good condition.	
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	Both	No evidence of envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	Both	Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Both	No sign of problems.	
Other		3		Scope of work required for broiler removal/replacement.	\$20,000.00
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	Doors are in good condition. Repaint and replace weatherseals as required.	\$2,200.00

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	All	Hardware is original, but still functions well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1960	Realign exit door at east entry.	\$1,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Wood windows (some with aluminum insert frames) are still in good condition. A majority of the windows have peeling paint on bottom of the frames and sills - sand and repaint.	\$5,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Operable windows and screens function well.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No sign of condensation.	
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$39,700.00

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).	F.I.	1960/1965	Cracking evident in lunch room at concrete beam/wall column connections on south wall. Repair and check for further cracking and hidden deterioration.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	Some settlement cracks - minor.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Recent carpet in library. Battleship linoleum and 9X9 tile in good condition. Quarry tile at entry ways in good condition. Replace carpet in staff room. Refinish wood floor in gym and stage.	\$20,000.00
3.2.2	Wall materials and finishes.	2		Corridors and stairwells currently being repainted. Paint lunchroom. Repair damaged wall in staff lounge. Asbestos texture coat present in some active areas - see asbestos audit for recommendations on removal (see 3.3.6).	\$4,000.00
3.2.3	Ceiling materials and finishes.	3		Glue-on tile throughout with the exception of the library office and storage room (acoustic tile) - maintainable. Replace ceilings in gymnasium and lower corridor.	\$12,500.00
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		Solid wood doors, wood frames original and still in good condition. Hardware original and functions well.	
3.2.5	Millwork	3		Old plywood cabinets and laminates still appear in good shape. Caulk around blackboards at all sink cabinet areas.	\$500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Replace old curtains in high windows in gymnasium - 4.	\$2,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4			
3.2.8	Washroom materials and finishes.	4		Quarry tile floor. Fixtures, partitions, concrete block walls and g.w.b. ceiling are well maintained.	
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	Building appears non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Appear to be present.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Concrete block for a majority of the corridor walls with solid wood doors.	
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	2	Access provided at main entry (west exit). Elevator required to access 1965 wing and lower level. Provide barrier free washrooms (2 - one for each level).	\$100,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos audit in use. No concerns mentioned. Asbestos located in piping, gym walls, lunch room ceiling, science room ceiling and adjacent corridor. See audit for recommendations for removal.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	No other concerns mentioned.	
Other				
Overall Bldg Interior Condition & Estimated Costs				\$139,000.00

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		Playground tarmac and surface drain to city storm system. Roof drains below grade to city system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		2" irrigation style on east side of school does not have backflow prevention. Hose bibbs need vacuum breakers.	\$2,500.00
4.1.3	Outside storage tanks.	N/A		No known tanks.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		No siamese connection. Hydrant across the street within 90 meters.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Hose reels	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand held extinguishers through out the school.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		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).	1		4" service splits to 2 - 2" galvanized lines. No backflow prevention is present. Backflow is required.	\$4,500.00
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Backflow on boiler feed. Backflow required on janitor sinks. Backflow on sprinkler and isolation.	\$500.00
4.3.4	Piping and fittings.	4		Branch piping on domestic water is copper. Drainage/storm is cast iron and galvanized. Galvanized pipe to meter, copper pipe after meter.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Classroom sinks are enamel on steel and showing signs of age. Newer Vitreous china basin. Flush valve water closets. Flush tank urinals.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2 Giant 40 gallon hot water heaters and Grundfoss domestic recirculation pump installed October 1996.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sump pump in boiler room for floor drains.	
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		1961 Liberty steam boiler. Boiler is near the end of life expectancy. Asbestos insulation has been removed. 1965 wing - heating from steam to water heat exchanger. Duty standby pumps. Newer expansion tank.	\$100,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Cronotherm set back thermostat. Pneumatic control. Housing has been changed on compressor.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 4064 in condensate (1961 wing). Dearborn 547 in 1965 wing.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety components are in place.	
4.4.6	Heating air filtration systems and filters.	4		1965 wing has bypass filter/chemical pot feeder.	
4.4.7	Heating humidification systems and components.	N/A		None	

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		Steam univents in 1961 wing. Hot water perimeter radiation in 1965 wing complete with S/A and R/A ducting.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Reasonable condition.	
4.4.10	Heat exchangers.	4		Steam to water for 1965 wing capacity unknown. Pneumatic steam valves.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		1965 wing is reported to be cold by the users.	
4.4.13	Zone/unit heaters and controls.	4		Cabinet unit heaters at entrances with pneumatic thermostats.	
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		1965 - swamp cooler S/A fan, suspended R/A fan. Heating coil, mixing box, exhaust air, O/A. Equipment runs smoothly. Honeywell pneumatic controller.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 5 CFM per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 4 air changes an hour.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans for Gym and washrooms. 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).	N/A		None noted.	
Other		4		Range has no hood. Exhaust grille at high level.	
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	Honeywell pneumatic controller. No building management system.	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	Swamp cooler 1965 wing.	
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	1965 wing S/A R/A at high level in classrooms. Mixing in fan room. Constant volume and discharge temperature.	
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		Swamp cooler in 1965 wing.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Refer to 4.5.7	
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		No building management system is in place.	
Overall Mech Systems Condition & Estimated Costs					\$107,500.00

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 from pole mounted transformers. Service equipment 400A, 208/120V of older model but in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall pack on perimeter in good condition. Controlled by photocell.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		8 duplex outlets on wooden rail in good condition.	
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	Edwards 120V, 3 W, non zoned, not supervised system with no emergency power. Bells but no strobes. Provide new system to suit the Code.	\$16,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	2 battery units with remote heads - 1 in corridor, 2 in gym, 1 in basement. Insufficient, provide complete new system	\$7,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are 120 V only, not on emergency power. Retrofit signs with LED and wire to emergency power.	\$3,800.00
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.	4	All	Surge protection on computer hubs in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are full with no space for expansion. Panels are obsolete with worn out breakers. Replace existing panels with new ones, 60 circuits.	\$30,000.00
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	Typical classroom has 2 duplex general outlets, no dedicated outlets for computers. Wiring concealed, part surface. Expansion and additional circuits and outlets are required.	\$19,000.00
5.3.5	Motor controls.	4	All	Loose starters in acceptable condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Classrooms, library and office area - suspended fixtures with louvres. Corridors and some other areas - surface with louvres or 1 x 4 down lens. Gym - 1 x 4 surface with wireguards. Luminaires are complete with magnetic ballasts and T-12 lamps. Fixtures are clean, lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires probably 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.	\$76,000.00
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 NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - Bogen CPT-1B. System operates also via phone system. The system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Data lines are distributed only to library and office area. No data lines in classrooms. The system need significant expansion.	\$20,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate and in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are on dedicated circuit.	
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 Regency pad 4660C and motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 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					\$171,800.00

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>			
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 & Estimated Costs			\$0.00

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 m ²	Total Area m ²		
7.1	Classrooms	13	5@81.8 8@79.4-84.9	1067.6	12	80	960	107.60	Note: all areas from original plan (i.e. not from computer generated plan)
7.2	Science Rooms/Labs	1	89.2	89.2	2	95	190	(100.80)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	1@55.3 3@68.3-84.4	283.5	1@ 3@	130 90	400	(116.50)	
7.4	Gymnasium (incl. gym storage)	1	3@7.0-10.0 1@257.2	282.3	1	430 43	473	(190.70)	
7.5	Library/Resource Areas	1	1@10.6 1@102.4 1@32.5	145.5	1	200	200	(54.50)	
7.6	Administration/Staff, Physical Education, Storage Areas		5@6.1-10.6 8@11.7-26.3 3@32.5-62.1 1@87.7	443.3		357 70 78	505	(61.70)	
7.7	CTS Areas								
	7.7.1 Business Education								N/A
	7.7.2 Home Economics								N/A
	7.7.3 Industrial Arts								N/A
	7.7.4 Other CTS Programs								N/A
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1018.7			984	34.70	Includes lunchroom (formally "girl's shelter").
	Overall Space Adequacy Assessment	20		3330.1	20		3712	(381.90)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	West wing of school is leased out to a variety of organizations.