

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Sam Livingston Elementary				School Code:	9354
Location:	Calgary - 12011 Bonaventure Drive SE				Facility Code:	1560
Region:	South				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	500 (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	1972	1	3,548.30	Brick, particle stucco, asbestos panels.	Boilers, perimeter radiation. Spray humidifier and ahu.	
Additions/ Expansions						
Total (excluding Portables)			3,548.30			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)

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)	1999			New carpet and paint in Administration area. Wall reorganization.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	unknown age		141.0 m2	Two attached - to be removed summer 2000.		Portables are very old and in poor shape with hideous finishes. Not in use at March 2000.
Total (including Portables)			3,548.30			
List of Reports/ Supplementary Information	Asbestos Material Survey - no asbestos throughout school.					
	Fire Safety Inspection - no hazards reported.					
	Mini Plans (June 1992, 1972)					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Some ponding occurs on the east side of the site.	\$62,000.00
2	Building Exterior	Good. Some paint peeling.	\$6,600.00
3	Building Interior	Carpets showing signs of age and are well worn. Painted walls and ceilings in good condition.	\$75,000.00
4	Mechanical Systems	Upgrades required for ventilation due to some reconfiguring of the previously open plan, otherwise good.	\$177,400.00
5	Electrical Systems	Provide new fire alarm system. Upgrade exit signs. Replace panels. Provide new circuits, power, and data outlets. Retrofit interior lighting.	\$187,000.00
6	Portable Buildings	Both portables to be removed summer 2000. Currently not used and are in poor condition. Not finalized.	\$26,000.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 67.60	
	7.2 Science Rooms/Labs	Deficiency of (97.40)	
	7.3 Ancillary Areas	Deficiency of (139.20)	
	7.4 Gymnasium	Deficiency of (136.70)	
	7.5 Library/Resource Areas	Surplus of 44.00	
	7.6 Administration/Staff Areas	Deficiency of (190.30)	
	7.7 CTS Areas	.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 17.30	
	Overall School Conditions & Estimated Costs		\$534,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Fields and park adjacent - Ample play areas.	
1.1.2	Outdoor athletic areas.	4	Fields in reasonable condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Wooden creative structures (2) on gravel base beginning to weather. Replace in next 3-5 years with one modern structure.	\$50,000.00
1.1.4	Site landscaping.	4	Coniferous/deciduous trees and bushes appear well maintained.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Flagpole needs to be repainted.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Ponding occurs on east side of building, just north of current portable location. 6-8" of water accumulation in a 40'X100' area. Re-grade and add drain.	\$10,000.00
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns mentioned.	
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 entrance.	
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	Roadway bus drop-off.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	3	Add signage for parking.	\$1,000.00
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	27 stalls, on dedicated barrier free stall. Adjacent gravel lot for park. No signage - add, see 1.2.5.	
1.3.2	Layout and safety of parking lots.	4	Fencing on one side.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt with good drainage.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, some sections have been recently replaced at both exits from Gymnasium.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Asphalt ramp from parking lot to sidewalk and main entrance.	
Other				
	Overall Site Conditions & Estimated Costs			\$62,000.00

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 evident problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evident problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		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		No roofing reports. Patch repairs have been made.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear in good condition from grade.	
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).	4		Light scopes have been in library (2). Appear to be in reasonable condition.	
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).	3		Some paint peeling on window panels at south face of building - repaint. Spots of efflorescence.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Galvanized flashing. Particle stucco soffits.	
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 evidence of envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No 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		Replace weatherseal on four doors.	\$1,600.00

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 function well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Exit doors function well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum units dirty inside, but no problems functionally.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Some internal blinds do not properly work - repair, maintenance.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No condensation.	
Other				
	Overall Bldg Exterior Condition & Estimated Costs			\$6,600.00

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 problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		New carpet throughout administration area. Original vinyl tile in halls and miscellaneous rooms maintainable. Original carpet showing signs of fraying in specific areas and is well worn. Replace carpet in throughout.	\$56,000.00
3.2.2	Wall materials and finishes.	4		Concrete block walls and vinyl panels throughout show no signs of abuse and paint is in good condition.	
3.2.3	Ceiling materials and finishes.	3		Acoustic suspended tiles in good condition. Replace some tiles in west corridor. T-bar bent in Facility Operator's room - replace.	\$2,000.00
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		Solid wood doors, hardware functioning well.	
3.2.5	Millwork	3		A majority of millwork is original - repaint. Relaminate some sections.	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards/Whiteboards and signage in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment OK.	
3.2.8	Washroom materials and finishes.	3		Mosaic tile floor maintainable. Concrete block walls and acoustic tile ceilings in good condition.	\$2,000.00
	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	Corridor walls concrete block and vinyl covered panels into classrooms. Solid wood doors.	
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	4	Single storey facility. Barrier free washroom accessible in infirmary.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	Asbestos survey in use. No asbestos detected in school. Exterior window panels are asbestos.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	Ventilation issues, see mechanical.	
Other				
Overall Bldg Interior Condition & Estimated Costs				\$75,000.00

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.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		2" copper irrigation with backflow prevention.	
	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 connection. Hydrant is within 90 meters.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinklers on stage. Fire hose cabinets throughout the school	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Handheld 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" main feed, 2 1/2" lines to fire hose cabinets. 2" domestic water line. 2" line for future irrigation. All are complete with backflow prevention.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention on humidifier and on boiler feed.	
4.3.4	Piping and fittings.	4		Cast iron storm and sanitary systems. Copper water lines.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valve water closets. Remote flush tank urinals. Cast iron enamel basins with 4" centre sets, some are worn.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood 402, 32,400 BTUH with domestic recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		No sumps. Sanitary and storm systems 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		2 Bryan L-48 water boilers 3,200,000 BTUH.	
4.4.2	Heating controls (including use of current energy management technology).	4		Honeywell pneumatic controls. Compressor is in working condition. Air dryer and night setback.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Engineered Air direct fired makeup air unit.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 537-pot feeder.	
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		Bypass filter.	
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		Perimeter radiation - Supply air and return air are ducted to classrooms. Reheat coils on ductwork in fan room are complete with control valves. Pipework/ductwork is in reasonable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		All piping is insulated. Duct work with internal lining or external insulation.	
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).	3		Users have major concerns regarding the ventilation. Fresh air concerns. NE area of school has major problems as a result of open concept, which now has some walls constructed. Inconsistent space temperature. (SEE 4.5.1 FOR COSTING)	
4.4.13	Zone/unit heaters and controls.	4		Ceiling mounted cabinet unit heater at entrance 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.	3		Sheldons 13.1 MP mod unit. (S/A) 30 hp. 950 rpm - DX spray humidifier. R/A fan is Chicago Vaneaxial Size 40-1/4W9 O/A R/A mixing exhaust air. For user comfort, ventilation should be upgraded	\$177,400.00
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 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		Kiln in boiler room has no hood. Small residential stove in staff room with no hood.	
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	Pneumatic controls and night setback. No building management system.	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	Spray pump, water softener, chemical injection pump. Dearborn 855 and 735.	
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, diffusers, reheat coils, etc. are 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		Carrier 38AB064400 condensing unit on roof.	
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 4.5.7	
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				\$177,400.00

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 padmounted transformer. Main switchboard - Westinghouse 800A, 208/120V, 3 phase. Three 3p spaces. In good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Flood lights controlled by photocell and timer - in good condition	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		14 duplex outlets on steel bollards controlled by thermostat 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	120V, 3 W, non zoned, not supervised system. Bells but no strobes. Provide new system.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs with recessed remote heads in good condition. Space coverage is adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are LED, but not connected to emergency power. Wire and connect signs to emergency power.	\$5,000.00
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.	4	All	Surge protection at computer hub in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are full with no spaces. Replace 42 circuit panels with 60 circuits or double tubs 2 x 42 circuits.	\$60,000.00
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 3 duplex outlets, and one dedicated outlets common for 2 or 4 classrooms. Extension cords and power bars taped to floor are in use. Additional outlets are required.	\$19,000.00
5.3.5	Motor controls.	4	All	Loose starters - good 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).	2	All	Classrooms, library, office, corridors, washrooms - 1 x 4 in T-bar ceiling. Mechanical rooms and utility areas - strips. Luminaires are complete with magnetic ballasts and T-12 F40 lamps. Gym - High bay HID. In classrooms - about 50% of fixtures have been delamped (in irregular patterns) possibly due to energy savings measures. Illumination levels are unacceptable, often 250 - 300 LX. Fixtures are in good condition. Recommend relamping all fixtures. Cost is included in 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$73,000.00
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 MCP35A. System also operates via phone. 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	Part in conduit, part surface/secured. Typical classrooms have one 6-plex outlet common for 2 classrooms. Location does not suit needs. Cables taped to floor, additional outlets are required.	\$15,000.00
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	Contronics Rx 1600 with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Telequartz 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				\$187,000.00

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 old attached portables with corridor from main building.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Appears adequate. No problems evident.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No sign of problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No sign of deterioration or cracks.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Some seals deteriorating on aluminum windows - replace.	\$5,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floors, walls and ceilings in poor condition and require upgrading (ugly floors and finishes).	\$15,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Very few shelves or cabinets.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	2	Metal heating cabinets require repainting.	\$1,000.00
6.1.8	Heating system.	4	2 portables, Heat only units - gas unit heater in hall to portables.	
6.1.9	Ventilation system.	4	Appears adequate. No problems evident.	
6.1.10	Electrical, communication and data network systems.	3	Lighting fixtures are about 50% declamped. Retrofit interior lighting. Provide new fire alarm system and additional power and data outlets (cost estimate included in main building) .	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	Plastic ceiling panels may have a fire resistance rating. Ugly. Replace.	\$5,000.00
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estimated Costs			\$26,000.00

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 m ²	Total Area m ²		
7.1	Classrooms	17	8@70.5 6@67.7-69.1 3@71.3-72	1187.6	14	80	1120	67.60	Does not include two portables at approx. 70.5 m ² which are to be removed. All calculations of areas have been taken from the old mini plan.
7.2	Science Rooms/Labs	1	92.6	92.6	2	95	190	(97.40)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	69.2-99	260.8	1 3	130 90	400	(139.20)	
7.4	Gymnasium (incl. gym storage)	1	1@356.7 10.01-29.9	336.3	1	430 43	473	(136.70)	
7.5	Library/Resource Areas	1	1@224.6 1@25.8 1@13.6	264	1	220	220	44.00	
7.6	Administration/Staff, Physical Education, Storage Areas		6.7-42.6	320.7		357 70 84	511	(190.30)	
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)			1086.3			1069	17.30	
	Overall Space Adequacy Assessment	23		3548.3	22		3983	(434.70)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Areas on the newer set of mini-plans does not correspond to areas on the original mini-plans (minor differences for the most part). Unless rooms have actually been remeasured it is not clear why this has bappened. New mini-plans should be reviewd against old. Bar scales should be added to new mini-plans.
	If flooring is redone throughout building - consideration should be given to using vinyl tile or linoleum with area carpeting for greater flexibility and improved maintenance.