

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Sir James Lougheed			School Code:		9135
Location:		Calgary - 3519 - 36th Avenue SW			Facility Code:		1459
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		k - 6			School Capacity:		225 (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	1957		2,131.80	Frame, Masonry exterior walls at library. Stucco, brick, concrete block and wood siding at lower 4 feet. Wood window frames. Flat roof of unknown construction.	Steam unit ventilators and a central exhaust system.	Raised roof area at centre of building allows for clerestory windows.	
Additions/ Expansions							
Total (excluding Portables)			2,131.80				
					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)	1998		63.2	Office area - suspended ceiling, new carpet.		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)						
Total (including Portables)			2,131.80			
List of Reports/ Supplementary Information	Facility Asbestos Materials Survey (January, 1997) - attached					
	Fire Safety Inspection (February, 2000) - attached					
	Mini Plans (Sept 1993) - attached					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Asphalt play areas require repaving, and play fields require weeding, top-dressing and re-seeding. Old wood play structure needs replacement.	\$74,500.00
2	Building Exterior	Wood cladding and window sills require repainting. Repair and painting of exterior stucco and painting of miscellaneous exterior trim required.	\$75,200.00
3	Building Interior	Many finishes are showing signs of wear. Repainting needed as is replacement of ceiling and flooring materials. Before any upgrades, a further investigation should be made of the asbestos texture coat in ceilings and walls.	\$151,300.00
4	Mechanical Systems	Replace boilers and rebuild room ventilators. Replace ventilator controls.	\$195,000.00
5	Electrical Systems	Replace main CDP, upgrade exterior lighting. Provide new fire alarm system, upgrade emergency lighting, new exit signs. Upgrade power distribution, replace panels. Provide additional circuits, receptacles and data outlets. Retrofit lighting with electronic ballasts and T-8 lamps.	\$152,600.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 143.8 (Areas taken from 1979 plans.)	
	7.2 Science Rooms/Labs	Deficiency (95.0) (Former science room (96.2) converted for multi-purpose art/lunch room.)	
	7.3 Ancillary Areas	Deficiency (79.7)	
	7.4 Gymnasium	Surplus 2.9	
	7.5 Library/Resource Areas	Surplus 87.1	
	7.6 Administration/Staff Areas	Deficiency (101.7) Renovated areas (i.e. Admin area) taken from newer plans. Other areas from 1979 plans.)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 161.9	
	Overall School Conditions & Estimated Costs		\$648,600.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Relatively flat generous site. Three play fields and grassed areas.	
1.1.2	Outdoor athletic areas.	3	Lots of weeds. Aerate, top-dress and re-seed. Asphalt basketball/play area - cracked and broken - resurface.	\$23,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	1	Replace creative play area -existing wooden structure splintering.	\$50,000.00
1.1.4	Site landscaping.	4	Mature vegetation - mix of shrubs and evergreen and deciduous trees.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Bike stands and fencing in reasonable condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage on all sides.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	2	No exterior lighting - add lamps - security issue for teachers leaving school in the dark. See 5.1.2.	
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	Good visibility. One vehicular entry, several pedestrian access points.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	NA		
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site on street beside school. Good access from bus drop off to school grounds.	
1.2.4	Fire vehicle access.	4	Access on all sides.	
1.2.5	Signage.	4	School name clearly visible from 36th Avenue.	
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	24 stalls; 14 marked for staff, no marked barrier free stall.	
1.3.2	Layout and safety of parking lots.	4	Parking lot entry separate from main pedestrian circulation. Fenced.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Grand lot - requires on going maintenance.	\$1,000.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Good access curb to curb.	
Other				
	Overall Site Conditions & Estimated Costs			\$74,500.00

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		Minor settlement cracks (repaired).	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Minor cracks to interior of exterior wall (repaired).	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No signs of 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 reports/information on roof condition. No visible signs of leakage at interior. [Estimated replacement cost for an EPDM roof: \$120,000.0]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Appear in acceptable condition.	
2.2.3	Control of ice and snow falling from roof.	NA		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA		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, effluorescence, water stains).	2		Cracking on stucco. Repair. Brick in good condition. All painted areas are peeling - re-paint.	\$20,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No sign 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.	NA		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No sign of problems.	
Other		3		Allowance for renos related to boiler 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		Re-paint all exterior doors.	\$3,000.00

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).	3	One door needs new threshold - weather seal. Replace kickplates at all exterior doors.	\$2,200.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Repaint all windows and sills. Repair wood frames as required. Recaulk. In general wood windows are in reasonable condition. .	\$25,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Most accessories are in good, original condition. Missing screens at some windows. Screens on east side are beginning to show signs of rust. Replace.	\$5,000.00
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			\$75,200.00

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).	3		Small cracks in plaster throughout. Repair prior to repainting. See 3.2.2 for costs.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Minor settlement cracks at south corridor entries (repaired).	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Original linoleum flooring for majority of school - maintainable. New carpet and linoleum in office area. Gym floor - strip and refinish. Replace entry mats (currently original rubber mats).	\$6,600.00
3.2.2	Wall materials and finishes.	2		Repaint throughout, repairing minor cracks in plaster. Remove texture coat at staff room walls as recommended in asbestos audit.	\$50,000.00
3.2.3	Ceiling materials and finishes.	2		Original ceiling throughout (check asbestos report for content). Minor water staining in staff room; texture coat showing minor cracking in corridors - remove or seal. Gym ceiling - glue on tiles failing - replace.	\$50,000.00
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.	3		Wood. Reasonable condition. Repaint/refinish as required.	\$5,000.00
3.2.5	Millwork	3		New millwork in computer lab and at library main desk. Millwork in classrooms in poor condition at sink units (approx 15 LF per classroom). Replace, adding new sinks.	\$12,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Add whiteboards throughout (16 LF per classroom). Replace roll down blinds in custodial office with venetian blinds. Replace vertical blinds in administration area with horizontal blinds.	\$7,700.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3		Clean and repair or replace original stage curtains.	\$10,000.00
3.2.8	Washroom materials and finishes.	4		Quarry tile flooring in good condition. Older style metal partitions in good condition.	
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 to be 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	Appears good.	
3.3.5	Barrier-free access.	3	Good access, bus drop-off, off-site, in front of school (no handicapped students currently enrolled). Add fully accessible washroom.	\$10,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Audit available. See Appendix. Ceilings throughout halls and staffroom and some upper walls are a texture coat asbestos-material starting to crack in some areas. Replacement should be reviewed. (See 3.2.2 and 3.2.3)	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	Users expressed concern about poor air quality.	
Other				
	Overall Bldg Interior Condition & Estimated Costs			\$151,300.00

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			
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4			
4.1.3	Outside storage tanks.	N/A			
Other					
4.2 Fire Suppression Systems			Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		No hydrants - no siamese.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe hose reels for fire protection.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable hand extinguishers are located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		Service from the City of Calgary. Pressure/volume reasonable. No known problems.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow devices installed.	
4.3.4	Piping and fittings.	4		Water lines are copper, soldered joints may contain lead. Sanitary piping is cast iron, copper DWV & galvanized pipe. Storm is cast iron. No known problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valves w.c.'s, flush tank urinal, enamel steel basins and sinks in classrooms. Some w.c.'s and classroom sinks have been replaced.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Newer residential domestic water heater (40usg 32,000 btuh).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Both sanitary and storm to City.	
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 (1957). Boiler operates well, but near the end of the expected life. Should be replaced. Condensate lift tank appears to be in good working condition.	\$125,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		All control systems are original pneumatic. Honeywell thermostat located in room 1026 is used for setback control.	
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		Chemical treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All components as required by code.	
4.4.6	Heating air filtration systems and filters.	N/A			
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 piping to shelvaduct units located in the classrooms. Classrooms exhausted via main fan located in the basement fan room. Piping and ductwork original, but in reasonable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Boiler is completely insulated, suspect asbestos material. Steam main insulated, suspect asbestos material on piping elbows. (Refer to Asbestos Survey.) No ductwork insulation. No insulation on domestic water lines.	
4.4.10	Heat exchangers.	n/a			
4.4.11	Heating mixing boxes, dampers and linkages.	n/a			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4			
4.4.13	Zone/unit heaters and controls.	4		Steam convector units are located at entrance c/w 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		Room ventilators provide approximately 800 cfm. They should be scheduled to be refurbished.	\$70,000.00
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 changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4		Washroom exhaust fans located on roof. 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 in staff lounge - capacity unknown. MagicAire 36 bhw 4 located in the ceiling of the administration office.	
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).	N/A		
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	N/A		
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Old ductwork, grilles etc., but in reasonable 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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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 BMS	
Overall Mech Systems Condition & Estimated Costs					\$ 195,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground service from pole mounted transformer. Main switch 400A, 120/240 V, 1 phase NDP 400A FPE. Old Model in good condition, but no space for expansion. Replace CDP	\$8,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		One wall pack at main entry and one obsolete luminaire at rear. Fixtures are dirty, controlled by photo cell. No other perimeter lighting. Needs upgrading.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		7 Duplex receptacles on steel tubular 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	System 120 V, 3 wire, not zoned, not supervised, with bells 120 V, no strobes. Provide new system.	\$12,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Battery packs with remote heads and insufficient coverage. Provide additional units and replace incandescent old type heads with Microquartz.	\$6,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Red globes with incandescent 120 V lamps, not connected to exterior power. Provide new exit signs and emergency power.	\$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	Obsolete Westinghouse panels with no space for expansion. Needs new distribution and panels.	\$48,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No generator.	
5.3.4	General wiring devices and methods.	3	All	Wiring concealed, some surface mounted extension cords and power bars are in use, mostly in the computer areas. Provide additional circuits and receptacles.	\$12,000.00
5.3.5	Motor controls.	4	All	Loose starters - in good condition.	
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	Classrooms - surface or suspended 2 - 40 W with louvers. Corridors - 1 x 4 surface with down lenses. Gym - strips with wire guards. Utility areas - strips. Illumination levels are acceptable. Luminaries are clean and in good condition but complete with T-12 lamps and magnetic ballasts.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries possibly contain PCBs in ballasts due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommended action: Replace ballasts with electronic and all lamps with T-8 lamps.	\$48,000.00
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	Main switch - NT Meridian Norstar Plus located in the tunnel. 3 incoming lines in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA system Bogen MCP 35A complete with electromech switch bank. Paging operates either via phone or zone switch. The system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 - good condition. However, the system need expansion.	\$9,600.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Partly in conduit - in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Terminal blocks on wall and in closets are in reasonable condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs 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		none	
5.6.2	Intrusion alarms (if applicable).	4	All	Contonics RX1608 with motion sensors - in good condition.	
5.6.3	Master clock system (if applicable).	4	All	AMANO - 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		none	
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				\$152,600.00

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).	NA		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	NA		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	NA		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	NA		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	NA		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	NA		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	NA		
6.1.8	Heating system.	NA		
6.1.9	Ventilation system.	NA		
6.1.10	Electrical, communication and data network systems.	NA		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	NA		
6.1.12	Barrier-free access.	NA		
	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	7	5@81.8 2@65.1-69.7	543.8	5	80	400	143.80	Areas taken from 1979 plans.
7.2	Science Rooms/Labs	0	0	0	1	95	95	(95.00)	Former science room (96.2) converted for multi-purpose art/lunch room.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	64.4-96.2	230.3	1 2	130 90	310	(79.70)	
7.4	Gymnasium (incl. gym storage)	1	1@8.5 1@269.4	277.9	1	250 25	275	2.90	
7.5	Library/Resource Areas	1	7.1 23.2 166.8	197.1	1	110	110	87.10	
7.6	Administration/Staff, Physical Education, Storage Areas		11@2.3-19.2 1@85.5	199.3		209 50 42	301	(101.70)	Renovated areas(i.e. Admin area) taken from newer plans. Other areas from 1979 plans.
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)			683.4			521.5	161.90	
	Overall Space Adequacy Assessment	12		2131.8	11		2012.5	119.30	

Evaluation Component/ Sub-Component	Additional Notes and Comments