

School Name: Spirit River Elementary
Location: Spirit River, Alberta

School Code: 1313
Facility Code: 1844

Region: North
Jurisdiction: Peace Wapiti Regional Division No. 33

Superintendent: Mr. Gerry Mazer
Contact Person: Mr. Al McEwan
Telephone: (780) 532-8133

Grades: K - VI

School Capacity: 235

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	1955	1	813.6	Structural slab on crawlspace.	School heating and ventilation by furnaces. Municipal water and sanitary.	Systems generally in good condition. Poor indoor air quality due to insufficient outdoor air. Underslab ductwork is suspect.
Additions/ Expansions	1956		188	Slab on grade - partial crawlspace. Block bearing walls.	Heating and ventilation by furnaces. All ductwork above grade.	Systems generally in good condition.
	1961		893.1	Block bearing walls on slab on grade.		
	1991		164.3	Steel OWSJ/metal deck		

Evaluator's Name: Vivian Manasc, MRAIC, MBA
& Company: Manasc Isaac Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	1986			Major modernization of the whole building.	Upgrades to mechanical systems unknown in 1986.	Most furnaces have been replaced with new within the past two years.
	1999			Flooring replacement in selected areas.	N/A	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1					
List of Reports/ Supplementary Information	Re: Roof sketches. Roof inspection report August 1995.					

School Facility Evaluation Project
Part I - Facility Profile and Summary

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site is generally wet with poor drainage - typical of this area.	\$ 5,000
2	Building Exterior	Insulated metal siding on parts of original building. Some brick cladding in good condition. New insulation & cladding required on parts of the building.	\$ 55,000
3	Building Interior	Significant moisture from crawl space. Interior finishes well maintained - some need replacement.	\$ 40,000
4	Mechanical Systems	All mechanical systems generally in good condition, however, poor indoor air quality evident due to inadequate outdoor provision and non-continuous operation of furnaces. Heating and ventilation should be upgraded for proper ventilation (cost reflected). Plumbing fixtures appear original and should be replaced (cost reflected). School is not sprinklered and controls should be upgraded with heating and ventilation. Sprinkler system possible with municipal water (cost reflected).	\$ 326,000
5	Electrical Systems	Existing electrical service and power distribution is in good condition with available spare capacity. Lighting throughout has been replaced/upgraded but some additional exterior lighting required. School communication systems meet current school requirements.	\$ 31,000
6	Portable Buildings	N/A	
7	Space Adequacy:		
	7.1 Classrooms	1 classroom has been specially fitted out for Special Education (behavior disordered) use. There are more classrooms than the standards would normally allow. All are in use.	
	7.2 Science Rooms/Labs	The Science lab is smaller than it should be but serves its purpose.	
	7.3 Ancillary Areas	Insufficient Ancillary spaces. The only ancillary room has been converted into a computer room. There is no space for art, music, etc.	
	7.4 Gymnasium	Gym is suitable, but larger than the space standards would allow.	
	7.5 Library/Resource Areas	The library is generous in this school.	
	7.6 Administration/Staff Areas	There is insufficient administrative space.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs	Overall, the school size is appropriate to the enrollment.	\$ 457,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.		Okay	
1.1.2	Outdoor athletic areas.		Okay	
1.1.3	Outdoor playground areas, including condition of equipment and base.		Okay	
1.1.4	Site landscaping.		N/A	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).		N/A	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).		Wet all around/moisture in crawlspace.	
1.1.7	Evidence of sub-soil problems.		No, except moisture in crawlspace.	
1.1.8	Safety and security concerns due to site conditions.			
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt - on corner.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On the street bus drop-off blocks some traffic and creates congestion occasionally.	
1.2.4	Fire vehicle access.	4	Okay, on street corner.	
1.2.5	Signage.	3	Could be improved.	\$5,000.00
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	Adequate number of stalls.	
1.3.2	Layout and safety of parking lots.	4	Adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel parking lot.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - adequate drainage.	
1.3.6	Curb cuts and ramps for barrier free access.			
Other				
	Overall Site Conditions & Estimated Costs	4		\$ 5,000.00

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).		55 67	Crawlspace (under mechanical) Room 05 - slab on grade for rest of the building. Concrete spalling on one small column. Should be repaired.	\$5,000.00
			61	Slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	55 56	Wood frame.	
			61	Block bearing walls/zonolite filled.	
			91	Steel frame.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	56 61	Wood frame. No problems evident.	
			91	Steel OWSJ. No problems exist.	
2.1.4	Control/expansion joints.				
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).	5	61	Roof currently being re-done (under construction) (1999). Portions of the roof redone in 1998.	
			55/56	No evidence of moisture penetration now that insulated metal siding has been added.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).			N/A	
2.2.3	Control of ice and snow falling from roof.			N/A	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
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).		55/56	Some metal cladding and some face brick.	
			61	Exposed block/face brick/stucco should be re-clad.	\$50,000.00
			91	Brick cladding done as part of modernization.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).			N/A	
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	56	Metal cladding on wood frame. Appears to be in good condition. See 2.3.1.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Downspouts in good condition.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Good condition GWB vinyl covered. Renovated 1986.	
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).	4	All	HMD/PSF - reasonable condition.	

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	Replaced in 1986 upgrade.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Replaced in 1986 upgrade.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	91 White aluminum in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).		See 2.3.3.	
Other		3	Moisture in crawlspace (standing water at sump).	
	Overall Bldg Exterior Condition & Est. Costs	4		\$ 55,000.00

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	All	Okay - good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	55	Structural slab on crawlspace - good condition.	
		4	56	Slab on grade - minimal movement.	
		4	61	Slab on grade - good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	55	Corlon, Carpet in some classrooms.	
		3	61	Carpet in some classrooms.	
		4	61	New vinyl at corridor.	
		3	56	Original gym floor - should be hardwood (too slippery). New floor required.	\$40,000.00
3.2.2	Wall materials and finishes.	4	55/86	Vinyl covered GWB/battens - in good condition.	
		4	56/86	Gym - carpet on walls. Should be checked for appropriate flame spread rating.	
3.2.3	Ceiling materials and finishes.	4	55/86	T-bar ceiling - clipped generally in the school.	
			56/86	Gym - spray texture on steel structure.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	55/86	SC wood doors/wired glass/good hardware	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	5		Replaced in 1986/added to some original.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		Chalkboards and tackboards good throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball hoops, stage drapery- good.	
3.2.8	Washroom materials and finishes.	5	61	Ceramic tile all in good condition. T-bar ceiling.	
Other					
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is		Bldg. Section	Description/Condition	
3.3.1		4	All	Combustible and non-combustible. No sprinklers.	
3.3.2		4	All	Appears adequate.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	Gym walls to be checked (carpet).	
3.3.4	Exiting distances and access to exits.	4	Okay.	
3.3.5	Barrier-free access.	4	Okay.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	-	N/A	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	Moisture at crawlspace, causes poor indoor air quality and some blistering of floor finishes. Ventilation required - see mechanical.	
Other				
	Overall Bldg Interior Condition & Estim Costs	3		\$ 40,000.00

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	All	A. Rain water leaders splash to grade. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A. Exterior hose bibbs are functional.	-
4.1.3	Outside storage tanks.	-		None	N/A
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All	A. One hydrant on-site at northwest corner. B. No siamese.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	A. One fire hose cabinet in corridor. Water supply unknown.	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	1	All	Hand extinguishers in corridors and mechanical room. B. No extinguisher in science room and gymnasium. Supplementary extinguishers required.	\$ 1,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	-	All	None	N/A
Other				Consideration should be given to adding a building wide sprinkler system with any major upgrades at an estimated cost of \$35,000 (not carried in over-all cost estimates).	-

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	All	A. Municipal water supply. B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	-	All	None	N/A
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	A. Backflow prevention noted.	-
4.3.4	Piping and fittings.	3	All	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Should replace. B. Assume underground sanitary is cast iron. Actual unknown. Some copper and PVC sewer pipe above grade. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	A. No handicapped fixtures. B. Washroom fixtures are old and showing wear (i.e. chipping). Operating condition ok but should consider replacement. C. Elementary classroom sinks have bubblers. D. Gas turrets in science room with manual master shut-off valve. E. No acid dilution on science sinks found.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	A. One gas domestic hot water tank rated at 36 MBH and 400 USGAL complete with recirculation pump. Located at Room 105. Serves partial school. B. One gas domestic hot water tank rated at 36 MBH and 40 USGAL with no recirculation. Located at Room 127. Serves partial school. C. Both tanks	-
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	A. Municipal sewer. B. One sump below Mechanical 105 to control ground water. Sump under capacity as noted by maintenance and should be upgraded. C. Three sumps below S. Ed. 129 to control ground water. Condition ok as noted by maintenance.	See Below
Other				Plumbing System Upgrade Estimate	\$125,000.00

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	All	A. Entire school heated by furnaces. No back-up. B. Reliability should be good. Most furnaces are approximately two years old. C. Classroom furnaces range from 60 to 80 MBH each. Furnaces ranging from 100 to 154 MBH serve larger areas. Gymnasium served by two 140 MBH furnaces. D. Furnaces are Lennox or American Standard (Trane).	-
4.4.2	Heating controls (including use of current energy management technology).	2	All	A. Majority of furnaces are controlled by programmable thermostats. Working condition appears good. B. Noted that all furnace fans do not operate continuously during occupied hours. Unacceptable. Furnace fans operate intermittently as dictated by thermostats. Currently fans appear on only when a call for heat.	-
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	A. Combustion air provided for each furnace. Conditions are good. B. Combustion flues on furnaces in good condition.	-
4.4.4	Treatment of water used in heating systems.	-	All	N/A	N/A
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	-	All	N/A	N/A
4.4.6	Heating air filtration systems and filters.	4	All	A. 1" flat filter either in furnace or in return air duct to furnace.	-
4.4.7	Heating humidification systems and components.	-	All	None	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).	F.I.	All	A. Above grade ductwork appears good. B. Below grade ductwork serving gymnasium identified by maintenance to be in "permatube". Condition of ductwork unknown. Suspect ductwork is rotting due to ground water and should be replaced. Further investigation required.	See Below
4.4.9	Heating piping, valve and/or duct insulation.	4	All	A. No ductwork insulation except some internal lining in outdoor air ducts to furnaces.	-
4.4.10	Heat exchangers.	4	All	A. Majority of gas heat exchangers on furnaces are approximately two years old and should be in good condition.	-
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	A. Most furnaces have fixed outdoor air. B. Dampers and linkages condition of furnaces serving gymnasium are unknown. Limited access. Assume ok since no complaints. Used for free cooling on warm days.	-
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	General comfort ok.	-
4.4.13	Zone/unit heaters and controls.	-	All	None	N/A
Other				Heating System Upgrade Estimate	\$ 95,000.00

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	All	A. Furnaces throughout school. See heating.	-
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	A. Furnace outdoor air unknown. B. Most furnaces have 6" fixed outdoor air duct. C. Gymnasium furnaces capable of 100% outdoor air for free cooling only. Assume 10% outdoor air otherwise.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	-	All	A. AC/H unknown.	-
4.5.4	Exhaust systems capacity and condition.	4	All	A. Exhaust fans generally provide ample exhaust as noted by maintenance. B. Washrooms 106/107 exhaust did not appear to be operational at time of evaluation. Maintenance to address.	-
4.5.5	Separation of out flow from air intakes.	F.I.	1955	A. Some concerns regarding poor proximity of furnace flues near combustion air and outdoor air intakes at Mechanical Room 105.	See Below
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	A. No special exhaust in place for science room. B. Gymnasium roof exhaust fan thermostat controlled. On warm days exhaust fan activates and associated (interlocked) furnaces provide 100% outdoor air for make-up.	-
Other		F.I.	1955	A. Underslab ductwork condition may be poor at gymnasium. See heating.	See Below
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	All	A. Programmable thermostats. See heating.	-
4.5.8	Air filtration systems and filters.	4	All	A. 1" furnace filters. See heating.	-
4.5.9	Humidification system and components.	-	All	None	N/A
4.5.10	Heat exchangers.	4	All	A. Gas heat exchangers on furnaces. See heating.	-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1955	A. Motorized dampers and linkages on gymnasium furnaces. See heating.	-
Other				Ventilation System Upgrade Estimate	\$105,000.00

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).	-	All	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	All	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	All	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	-	All	None	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.	-	All	A. None. School on manual systems. B. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of \$65,000 (not carried in over-all cost estimates).	-
	Overall Mech Systems Condition & Estim. Costs	4			\$ 326,000.00

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).	4		400A 120/240 Volt FPE Main Distribution Centre overhead service (150A demand)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		HPS soffit mounted lighting at entrances only -- no lighting in public and staff parking.	\$ 5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		16 vehicle plug-ins mounted on 2" pipe 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).	3		Edwards 1527 single zone fire alarm system -- does not meet current code requirements.	\$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Recessed ceiling mounted individual battery packs with remote heads -- meet current code requirements.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Exit signage (LED) provided at all exits, additional units required at access to exits.	\$ 1,000.00
	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.	2		None	\$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4		FPE Panelboards located throughout the facility -- generally 10-20% spare capacity throughout -- all equipment in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	4		Wiring devices are spec grade with SS coverplates. Wiring appears to be copper - RW-900r TW conductors in conduit.	
5.3.5	Motor controls.			Individual FPE starters mounted on splitters and/or local disconnects -- all equipment 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		Lighting levels in classrooms and offices -- 700 lux, 500 lux in corridors and washrooms. Interior lighting has been retrofitted and is in excellent condition. Lighting quality is fair -- glare problems and high lighting levels.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		Replaced as part of an in progress lighting retrofit program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		The existing 2 x 4 - 4 lamp luminaires are being replaced with 2-lamp t-8, alzac reflector, electronic ballast units.	
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		NEC 4 line system -- adequate for current needs. Dedicated lines for fax and student union telephone.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Rouland manual intercom/paging/signal system -- older technology, but in good working condition.	\$10,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		LAN in computer lab and to designated classrooms -- Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cable generally run free air in ceiling plenum and connected to service columns.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		No closets -- wiring to cabinets and backboard in mechanical room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Not sufficient capacity -- frequent daisy-chaining of "powerbars" to connect equipment.	\$ 3,000.00
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).			None	
5.6.2	Intrusion alarms (if applicable).	4		Magnum Alart 1000 security system keypad, motion sensors, door contacts.	
5.6.3	Master clock system (if applicable).	4		None -- individual battery operated clocks.	
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs		4			\$ 31,000.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.			
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.			
	Overall Portable Bldgs Condition & Estim Costs			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	2	75.4	666.7	5	80	400	266.7	1 classroom has been specially fitted out for Special Education (behavior disordered) use. There are more classrooms than the standards would normally allow. All are in use.
		2	69.5						
		2	79.5						
		1	85.9						
		1	132						
7.2	Science Rooms/Labs	1	73.3	73.3	1	95	95	-21.7	The Science lab is smaller than it should be but serves its purpose.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	45.3	151.2	1	130	310	-158.8	Insufficient Ancillary spaces. The only ancillary room has been converted into a computer room. There is no space for art, music, etc.
		1	105.9		2	90			
7.4	Gymnasium (incl. gym storage)	1	371	396.6	1	250	275	121.6	Gym is suitable, but larger than the space standards would allow.
		1	9.7		1	25			
		1	15.9						
7.5	Library/Resource Areas	1	160.9	160.9	1	120	120	40.9	The library is generous in this school.
7.6	Administration/Staff, Physical Education,	1	23.9	96.3	1	297	297	-200.7	There is insufficient administrative space.
		1	27.4						
		1	14						
		1	31						
7.7	CTS Areas								
	7.7.1 Business Education			0			0	0	
	7.7.2 Home Economics								
	7.7.3 Industrial Arts			0				0	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			514			609	-95	
	Overall Space Adequacy Assessment			2059			2106	-47	Overall, the school size is appropriate to the enrollment.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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