

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Tom Baines Junior High			School Code:	9690	
Location:	250 Edgepark Blvd N.W.			Facility Code:	2332	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	7-9			School Capacity:	715	
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	1996	2	6280	Masonry & steel structure, flat roofs, masonry and stucco cladding.	Hot water heating with central ventilation air conditioning in each unit.	
Additions/ Expansions						
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Tom Baines Jr High\Tom Baines.xls\profile				Evaluator's Name:	Kathy Roy	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables.		
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

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	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Regrading required to provide positive slope away from building and along swale. See mechanical pricing.		\$0.00
2	Building Exterior	No revisions recommended.		\$0.00
3	Building Interior	Provide corner guards at drywall partitions in high traffic areas. Refinish wood doors. Replace damaged floor stops.		\$7,000.00
4	Mechanical Systems	School is in very good mechanical shape and should require only continued maintenance. Regrading around northeast corner of building and along swale.		\$14,000.00
5	Electrical Systems	School is relatively new and in good shape. Minor repairs required.		\$4,500.00
6	Portable Buildings	No portables.		\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Adequate.	14.96	
	7.2 Science Rooms/Labs	Slightly deficient.	-21.92	
	7.3 Ancillary Areas	Excessive. Includes lunch room and kitchen.	270.14	
	7.4 Gymnasium	Deficient. Gymnasium is not large enough for total student assembly.	-239.15	
	7.5 Library/Resource Areas	Deficient.	-45.06	
	7.6 Administration/Staff Areas	Deficient. Not very much storage space.	-363.85	
	7.7 CTS Areas	Deficient.	-207.3	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Adequate.	38.18	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency.		-554 \$25,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		5	3.642 ha (9 acres) approximate size provided by school staff.	
1.1.2	Outdoor athletic areas.			
		5	Baseball, soccer. Shared with community.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		5	Basket ball hoops.	
1.1.4	Site landscaping.			
		5	Young trees, shrubs and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		5	Bike stands, fencing, flag pole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		3	Water does not run away from the building at northeast corner. Regrading is required. See 4.1.1.	
1.1.7	Evidence of sub-soil problems.			
		3	Swale in field at back of building is marshy and should be regraded for positive drainage. See 4.1.1.	
1.1.8	Safety and security concerns due to site conditions.			
		N/A		
Other				

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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	Three vehicular accesses to parking lots. One main pedestrian entrance at front of building.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	On city streets.	
1.2.4	Fire vehicle access.	5	From city street and surrounding fields.	
1.2.5	Signage.	5	Very visible signage mounted to canopy above main entrance.	
Other		F.I.	Traffic is congested at peak times. School is located on a main feeder road. A review with the City is required to determine if a crosswalk with flashing lights is suitable for this location.	

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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).	5	50 staff parking stalls, no student stalls, 15 visitor stalls and 3 barrier-free parking stalls.	
1.3.2	Layout and safety of parking lots.	5	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Asphalt paving.	
1.3.4	Layout and safety of sidewalks.	5	Concrete.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	5	Barrier-free access is provided.	
Other				
	Overall Site Conditions & Estimated Costs			\$0.00

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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).	5		No evidence of movement or cracking.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No evidence of differential movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		No evidence of movement.	
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).	F.I.		SBS roof. Sign of possible leak outside 2nd floor washroom C229. A Roof Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	5		No concerns. Ships ladder to roof. Weather station on roof.	
2.2.3	Control of ice and snow falling from roof.	5		Flat roof. No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
Other					

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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).	5		Stucco and masonry wall finishes in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		All in good condition. Perforated t-bar soffit at entrance canopy.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.		Water has penetrated the north wall of the Administration office. Some remedial measures have been taken and the area is being observed for signs of success or failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	5		Internal drainage to City storm water system. No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.		The concrete block is cracked in the northeast corner of Gymnasium C160.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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).	5		Doors in very good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		Operating well. Includes push button activated openers for barrier-free access at front entrance.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5		Operating well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		Metal clad wood windows in good condition. Tinted glass, wood sills.	
		F.I.		Window sill in Classroom N114 shows signs of water damage.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No concerns.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5		No evidence of building envelope problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$0.00

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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).	5		No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5		No evidence of movement.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5		Wood floor in Gymnasium in very good condition. Carpet and vinyl composite tile flooring through most of the school in very good condition.	
		F.I.		Floor patching compound in Classroom N122 appears to be failing. Tiles are lifting. Also evidence of tile failure in corridors. Recommend review of flooring and concrete below prior to proceeding with any remedial measures.	
3.2.2	Wall materials and finishes.	4 3		Painted concrete block and drywall walls in good condition. Walls are showing some signs of wear but do not require repainting yet. The addition of corner guards at drywall partitions is recommended.	\$2,000.00
3.2.3	Ceiling materials and finishes.	5		T-bar ceilings in very good condition.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	5		Clear stained wood doors in painted pressed steel frames with lever hardware generally in good condition.	\$5,000.00
		3		Some wood doors require refinishing. Replace damaged floor stops.	
3.2.5	Millwork	5		Plastic laminate countertops with clear finished wood cabinets in very good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		Tackboards and whiteboards in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Portable stage.	
3.2.8	Washroom materials and finishes.	5		Painted concrete block walls. Plastic laminate vanities. All finishes in very good condition. Sink areas open to public corridors.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	5		Non-combustible, sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	5		Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	5		Appear to be in place.	
3.3.4	Exiting distances and access to exits.	5		Appear to be compliant.	
3.3.5	Barrier-free access.	5		An elevator and barrier-free washroom facilities exist.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	5		Asbestos Materials Report indicated that there is no asbestos in the building.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.		Sound from the Music Room can be heard in the Library. Should be reviewed by and acoustic consultant.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$7,000.00

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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).	2		Site drainage is poor, surface water run off is to the building in many areas. Water has migrated into the building causing wall and floor damage.	\$10,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5		Grounds are fully sprinklered and system works well.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Located as per local requirements.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5		Facility is fully sprinklered as per code requirements.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5		Units are installed as required by codes.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		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).	5		150 mm service from street. Service splits for domestic and fire use.	
4.3.2	Water treatment system's).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow preventers are installed and serviced as required by local authorities.	
4.3.4	Piping and fittings.	5		Systems are near new (3 years old) and are working well.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Near new and working well. Handicapped facilities are provided.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2- Water heaters, State SBT 100 67 mbh input, 56 usgpm recovery.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5		System is near new and had no difficulties.	
Other					

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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).	5		Hot water heating system has 2- boilers, Teledyne Laars, 2,450 mbh, 2 heating pumps, Armstrong 3x3x8, 8.2 l/s, 12.19 m hd.	
4.4.2	Heating controls (including use of current energy management technology).	4		Some control problems exist with over heating. A Honeywell building management system is being installed to rectify the situation.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5		System is near new and working well.	
4.4.4	Treatment of water used in heating systems.	5		Chemical treatment program is in place and being carried out.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	N/A		See 4.5.8.	
4.4.7	Heating humidification systems and components.	N/A			

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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).	5		System is near new and working well.	
4.4.9	Heating piping, valve and/or duct insulation.	5		System is near new and working well.	
4.4.10	Heat exchangers.	5		Armstrong Plate Frame Heat Exchanger, for air handling unit coils heating.	
4.4.11	Heating mixing boxes, dampers and linkages.	5		System is near new and working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Some problems exist with individual room heating systems. These are fine tuning issues that should be dealt with by the operators.	
4.4.13	Zone/unit heaters and controls.	5		System is near new and working well.	
Other					

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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		4- HVAC systems, AS-1& 2 Eng Air FWB-635-CO, 22000 CFM S/A, 19800 CFM R/A, 870000 btu htg, 676000 btu clg. AS-3 Eng Air FWB 354-CO, 15000 CFM S/A, 11500 CFM R/A, 465000 btu htg, 378000 btu clg. AS-4 Eng Air LM-10-CO, 10,000 cfm 345,000 btu htg.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approx 14 cfm per occupant, which is adequate.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approx 6 air changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4		System is near new and working well.	
4.5.5	Separation of out flow from air intakes.	4		Air handling units are designed to minimize cross contamination.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Shop sawdust collection, requires review and extension. Existing system does not have floor sweeps and connections to all equipment.	\$4,000.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	5		New Honeywell Building Automation System is being installed.	
4.5.8	Air filtration systems and filters.	5		Systems have bag filters with pre-filter.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	5		Armstrong glycol to hot water heat exchanger for units, with Armstrong pumps 2x2x8 17.4 l/s 15.24 m hd.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5		Systems are near new and working well.	
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		DX Refrigeration AS-1&2 60 tons, AS-3 32 tons, in near new condition. Refrigerant CFC's met standards at time of construction.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	5		Distributed through the ventilation system. Some minor distribution problems exist and should be dealt with as part of operations.	
4.6.3	Cooling system controls (including use of current energy management technology).	5		Discharge air sensor turns on cooling through the BMS system.	
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.	4		New Honeywell building automation system is being completed.	
	Overall Mech Systems Condition & Estim. Costs				\$14,000.00

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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		347/600 Volt 1000A service. 170 KVA peak demand 0.93 PF.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall mounted HPS wall packs exterior lighting. Site light for parking lot.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		One for each parking stall. 50 total.	
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).	4		Simplex Fire alarm system. Fire alarm bells and Strobes.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery pack and remote heads. Adequate for building.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Adequate exit lights. Units are LED type. Exit signs over doors at north and south wings not visible from hallways.	\$1,000.00
Other					

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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.	3		None.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	4		Seimens Equipment. Adequate space in panel boards.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Specification-grade receptacles. Condition good.	
5.3.5	Motor controls.	4		Grouped motor control. Siemens. Condition good.	
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		2' by 4' 2 lamp and four lamp fluorescent fixtures. T8 lamps Metal halide parabolic fixtures in high areas 70 Foot Candles in classrooms 30 Foot Candles in Hallways Metal halide Holophane Gymnasium lighting 50 Foot candles in Gymnasium	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		None. New installation. Standard electronic ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T8 lamps. Electronic Ballasts. LED exit signs.	
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		Meridian Norstar.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan . Cable T.V. system. Telephone intercom system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling installed in walls, or installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Two telecommunication closets in school. Lower closet hot. Upper closet adequate ventilation. Adequate wall space in both. Lower closet requires cables be installed in existing tray.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for computer equipment in electrical room. Local receptacles for classroom computers.	
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			
5.6.2	Intrusion alarms (if applicable).	4		Microwave intrusion alarm.	
5.6.3	Master clock system (if applicable).	4		Simplex time System. Battery operated clocks in classrooms.	
Other		4 4 4 3		Score board in Gym. Stage lighting System. Audio system in gym. Sound Cabinet Damaged in Gym.	\$500.00
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	4		Montgomery Kone Elevator E969316 Hydraulic, Phone, Emergency power supply for lights and controls.	
5.7.2	Condition of elevators/lifts.	4		Good. Inspected regularly.	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Adequate lighting and ventilation.	
Other		4		Boiler room, Sprinkler room flood monitoring system.	
Overall Elect. Systems Condition & Estim Costs					\$4,500.00

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	No portables.	
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 & Estim Costs			\$0.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	16	varies	1374.96	17	80	1360	14.96	Includes 143.36 sq.m. of shared classroom breakout rooms.
7.2	Science Rooms/Labs	4	varies	458.08	4	120	480	-21.92	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	varies	800.14	5	2@130 3@90	530	270.14	Includes Lunch/Kitchen space.
7.4	Gymnasium (incl. gym storage)	2	137.96 452.04 67.85	657.85	1	815 82	897	-239.15	
7.5	Library/Resource Areas	1	264.94	264.94	1	310	310	-45.06	
7.6	Administration/Staff, Physical Education, Storage Areas			400.15		467 160 137	764	-363.85	Deficient in staff/storage space.
7.7	CTS Areas								
	7.7.1 Business Education	3		310.94	3	115	345	-34.06	
	7.7.2 Home Economics	1	133.81	133.81	1	160	160	-26.19	
	7.7.3 Industrial Arts	1	132.95	132.95	1	280	280	-147.05	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1746.18			1708	38.18	
	Overall Space Adequacy Assessment	34		6280	33		6834	-554	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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