



Upgrading/ Modernization (identify whether minor or major)		N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1966	1	83.5	Attached. Frame structure, flat roof, wood cladding.	Furnaces	
		1982	1	206.45	Free-standing. Frame structure, flat roof, metal cladding.	Furnaces	
Total Area				4500.65			
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	Replace wooden playground equipment. Provide fencing at playground. Pave parking lot. Provide barrier-free parking with signage. Add sidewalk at east door. Apply slip resistant material to portable stair treads.	\$81,750.00
2	Building Exterior		\$0.00
3	Building Interior	Replace casework. Paint doors and frames. Replace T-bar ceilings in washrooms. Repair gymnasium accordion divider. Repair stage ceiling. Replace Administration carpeting. Replace ceiling in corridors. Replace sheet flooring and carpet in classrooms. Provide barrier-free washrooms. Remove damaged recessed floor mats and replace with non-slip flooring. Repair window blinds.	\$214,100.00
4	Mechanical Systems	Mechanical systems are in good condition however fire protection and ventilation are far below acceptable standards	\$765,000.00
5	Electrical Systems	Electrical systems are good and only minor upgrades are required	\$50,500.00
6	Portable Buildings	Paint wood cladding on attached portable. Replace heating system. Provide ramp at free-standing portable.	\$24,000.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive.	252.15
	7.2 Science Rooms/Labs	Deficient.	-97.1
	7.3 Ancillary Areas	Deficient.	-19.6
	7.4 Gymnasium	Adequate.	50
	7.5 Library/Resource Areas	Adequate.	36.6
	7.6 Administration/Staff Areas	Deficient.	-263.6
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Adequate.	16.2
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	-25.35 \$ 1,135,350.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	3.1 ha (7.66 acres)	
1.1.2	Outdoor athletic areas.	4	Adjacent community playing fields and arena.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Wooden playground equipment in pea gravel base is aging is due for replacement.	\$60,000.00
1.1.4	Site landscaping.	4	Mature trees, shrubs and rough school grass. Some ponding in grassed areas.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site accessories in good condition.	\$3,000.00
		3	Additional fencing required around playground.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Grades slope away from the building, no evidence of water damage to the perimeter of the building.	
1.1.7	Evidence of sub-soil problems.	4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.	3	Stairs to portables are slippery. Apply slip resistant material,	\$1,000.00
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	Vehicular access to parking lot. Two pedestrian accesses from City sidewalks. No safety concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved schoolyard.	
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.	4	Access from city street and through adjacent playing fields.	
1.2.5	Signage.	4	Mounted on brick at east entrance.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	1	26 parking stalls. No h/c stall. Designate as barrier free, a parking stall(s) in existing parking lot. Provide appropriate signage. Note that lot is recommended to be paved as per 1.3.3.	\$750.00
1.3.2	Layout and safety of parking lots.	F.I.	No safety concerns. Principal has indicated that parking stalls and plug-ins are deficient.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel/mud. Recommend paving parking lot.	\$15,000.00
1.3.4	Layout and safety of sidewalks.	3	Recommend sidewalk be added from south City sidewalk to east door.	\$2,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks and crushed brick paths in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	Curb cuts do not exist and may not be necessary if barrier-free stall is located adjacent to flush concrete sidewalk.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$81,750.00</b>

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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).	4		Slab on grade. No apparent problems. Wooden framing at stage and stage mezzanine.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Masonry walls. No evidence of movement or cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		2x6 T&G deck, OWSJ. No concerns	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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.		No roofing report was provided by CBE. Some signs of leaks in Gymnasium and Corridors. Further investigation required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No concerns.	
2.2.3	Control of ice and snow falling from roof.	4		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		Brick with precast panels below windows in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		Metal standing seam sloped fascia in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to City storm water system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

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).	4		Doors in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Awning and fixed aluminum windows in good condition. Some have blinds within panes.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No concerns.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Concrete block, drywall and brick walls in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No evidence of differential movement.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4		Carpet in open classrooms in good condition. VCT and carpet in staff room in good condition. Poured flooring in corridors, some cracks but generally in good condition. Wood floor in gymnasium in good condition.	
		2		Carpet in enclosed classrooms and music room frayed, held down with duct tape. Replace.	\$71,600.00
		2		Sheet flooring in enclosed classrooms lifting at seams. Replace Some entrance floor grilles missing, filled with mats, tripping hazard. Fill, patch, finish with non-slip tile. Carpet in administration is worn - replace.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and demountable partitions ( used as tackable surface) in open classes. Painted concrete block with acoustic panels at high level in Gymnasium. Painted concrete block and brick in Corridor in good condition	
3.2.3	Ceiling materials and finishes.	F.I.		Considerable water damage to mechanical room ceiling from leaking coils. Staff indicated that coils are being replaced as required and once this work is complete the ceiling will be repaired.	
		4		Stippled ceiling in Library in good condition. T-bar ceiling in classrooms and gymnasium in good condition.	\$15,000.00
		3		Accordion divider - holes, torn, but operable. Repair. Replace damaged T-bar and acoustic ceiling tiles at stage and stage storage. 12" ceiling tiles in corridors stained, dirty, damaged. Replace with t-bar system.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4		Pressed steel frames and painted or stained wood doors in good condition.	\$1,500.00
		3		Some doors and frames require painting.	
3.2.5	Millwork	3		Cabinetry in majority of school is original and has exceeded its lifespan. Some base cabinets have decayed bases. Replace.	\$100,000.00
		4		Cabinets in staff room are in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Chalkboards, whiteboards and tackboards in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Wallclimber, Chair storage below stage.	\$2,000.00
		3		Window blinds require refurbishing, cords, controls etc.	
3.2.8	Washroom materials and finishes.	4		Ceramic floor tile. Painted concrete block walls. Metal toilet partitions. Ceramic wall tile.	\$3,000.00
		3		Replace bent and warped t-bar ceiling.	
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>		<b>Bldg. Section</b>	<b>Description/Condition</b>		
		F.I.		Code review required.		
		3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	Non combustible, non-sprinklered except for stage.	
		3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	Appear to be in place. However, should be assessed with code review.	
		3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	No labels on doors. Doors have kickdown holdopens.	
		3.3.4	Exiting distances and access to exits.	F.I.	Appear to be compliant.	
		3.3.5	Barrier-free access.	1	Level entrance. A ramp exists to the attached portable but is steep. Ramp required at detached portable. Refer to 6.1.12. Provide barrier-free washroom facilities.	\$21,000.00
		3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	Asbestos Materials report indicated that asbestos may be present in ceiling tile, transite board, floor tiles and stage flooring.	
		3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	Library open to corridors and eight classrooms - noisy, not much natural light, very small windows in surrounding classrooms.	
Other						
	Overall Bldg Interior Condition & Estim Costs				\$214,100.00	

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).	2		Parking lot is gravel with no drainage, water runs onto street into city system. Considerable ponding on site around building.	\$65,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Working well with no complaints.	
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.	N/A		None.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Presently the school has a 2 inch standpipe.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	N/A		None	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None.	
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		Adequate for present use.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers are installed.	
4.3.4	Piping and fittings.	4		Working well with no complaints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	1		Fixtures are old and require upgrades, handicapped fixtures should be installed, fixtures that are not being used should be removed.	\$75,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		System is working well new tank has been installed.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Working well with no complaints.	
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 original boilers Weil McLain, 2,550,000 btuh, 1 boiler added 1968, Peerless 210-11-W 2,100,000 btuh	
4.4.2	Heating controls (including use of current energy management technology).	3		Limited control, no energy management. See 4.4.12 & 4.4.13.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Working well with no complaints.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment system is in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Working well with no complaints.	
4.4.6	Heating air filtration systems and filters.	4		Working well with no complaints.	
4.4.7	Heating humidification systems and components.	3		Existing air washer system is not acceptable, it does not meet IAQ standards.	\$50,000.00



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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section		
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	FI		Ductwork is underground and could not be viewed, due to its age it is likely close to end of life, Gym system should be upgraded as it is a poor layout. Piping systems are in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		In good condition.	
4.4.10	Heat exchangers.	4		Shell and tube, working well.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Working well with no complaints.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		School was constructed as open area type space, this has now been partitioned thus with a perimeter ventilation system there is no air supplied in the center areas. Control is poor.	\$300,000.00
4.4.13	Zone/unit heaters and controls.	3		Wall type heater ventilators, in central area, perimeter heating with central air in rest of school. Air volumes are low control is poor . See 4.4.12.	
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		3 air systems. Main unit Sheldons fan with built up system, spray humid htg coil, filters, make up air unit supplies air to wall ventilators. Original wing unit- Sheldons, 215 H. Gym unit Trane 44DWDI fan with coil and evap cooling. Units have low o/a capability.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Based on coil size aprox 5 cfm per person should be increased. See 4.4.12.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Air changes based on air outlets is low approx 3. See 4.5.2 and 4.4.12.	
4.5.4	Exhaust systems capacity and condition.	2		Numerous systems needed for storage rooms etc. Existing systems need upgrades.	\$50,000.00
4.5.5	Separation of out flow from air intakes.	4		No mixing of air streams.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		None.	
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).	3		Pneumatic controls are very limited. See 4.7.1.	
4.5.8	Air filtration systems and filters.	4		2 inch throw away filters.	
4.5.9	Humidification system and components.	2		Spray humidifiers with water sitting in airstreams is not IAQ acceptable. See 4.6.1.	
4.5.10	Heat exchangers.	N/A		None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		See heating section.	
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).	2		Evaporative humidifiers are not acceptable.	\$100,000.00
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		None.	
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.	3		Installation of a BMS should be considered. Existing controls are limited.	\$125,000.00
	Overall Mech Systems Condition & Estim. Costs			School Ventilation and fire protection are not as required and upgrades should be considered. Handicapped facilities are required.	\$765,000.00

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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	400A 120/208 Volt Service. 98 KVA Demand Underground Service from padmount Transformer		
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Minimal Exterior lighting. Incandescent Lighting at soffits		\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each Parking Stall 26 Total. Receptacles in good condition. Receptacles require weather proof cover plates Mounting rail requires maintenance.		\$500.00
Other					
5.2	Life Safety Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Notifier Fire alarm system Fire alarm bells. System requires strobes for new code compliance. Heat detectors installed in storage rooms	\$7,000.00
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).	4		Adequate exit lights. Units are Incandescent type.	
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		Panels are generally full. May require extra panels for any additions.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4 3		Specification Grade Receptacles. Condition Good Inadequate general purpose receptacles in school. Floor polisher trips circuit breakers. There may be other devices connected to the same circuits. Additional circuits may be required.	\$5,000.00
5.3.5	Motor controls.	4		Local motor starters in good condition.	
Other					

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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	1969	Surface mount 2 lamp fluorescents	\$10,000.00
		3	1969	Lenses yellowing in several areas.	
		3	1965	2 lamp surface mount wrap around fluorescents. Lenses yellowing.	
		4	1965	2 lamp wrap around cube lights in hallway.	
		4	1965	2 lamp surface mount gym wire guard fixture in gymnasium.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB ballasts and therefore may require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Install T-8 lamps and electronic ballasts.	\$20,000.00
Other					

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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 System installed in caretakers room	
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. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling Patch panels mounted in caretakers office. Storage in room may interfere with working space around panels Fibre hub mounted in the mechanical room.	
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		None Surface mounted cabinets	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer equipment 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		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	4		Simplex time/program System.	
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			
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 & Estim Costs			Systems are adequate		\$50,500.00

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).	F.I.	Cracks in drywall walls at centre of detached unit.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Some roof leaks noted by staff.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4 3	Metal cladding on detached portable in good condition. Wood cladding on attached portable requires painting.	\$3,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum windows. No concerns.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl composite floor tile in all portables in good condition. 12" ceiling tile on 2x6 T&G deck in attached unit. 2 x 4 t-bar ceiling in free-standing unit. Painted drywall walls in free-standing unit. Wood paneled walls in attached unit.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No concerns.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Tackboards and whiteboards in good condition.	
6.1.8	Heating system.	3	Works well but is noisy and limited o/a capability.	\$20,000.00
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	Electrical systems are in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Noise travels between two classes in detached portable.	
6.1.12	Barrier-free access.	2	Ramp required at detached portables.	\$1,000.00
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$24,000.00</b>

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	20	varies	1692.15	18	80	1440	252.15	Includes 3 portable classrooms not shown on plan.
7.2	Science Rooms/Labs	1	92.9	92.9	2	95	190	-97.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	92.9 68.3 150.9 68.3	380.4	4	1@130 3@90	400	-19.6	Includes Lunch/Study Room and Stage.
7.4	Gymnasium (incl. gym storage)	1	146 353 24	523	1	430 43	473	50	
7.5	Library/Resource Areas	1	278 18.6	296.6	1	260	260	36.6	
7.6	Administration/Staff, Physical Education, Storage Areas		159.7 55 45.7	260.4		357 70 97	524	-263.6	Infirmery being used as special classroom.
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)			1255.2		691 332 144 72	1239	16.2	
	<b>Overall Space Adequacy Assessment</b>	27		4500.65	26		4526	-25.35	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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