	School Name:	Woodman Junior High				School Code:	9631
	Location:	8706 Elbow Drive S.W.				Facility Code:	1614
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary, District 19				Contact Person:	Leanne Soligo
						Telephone:	(403) 214-1123
	Grades:	7 - 9				School Capacity:	Total - 830

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	1960	2	5337.80	Masonry exterior walls, concrete floor between levels, concrete slab on grade, wood roof on wood structure.	Steam heating with unit ventilators.	Construction and age of portions of building are similar, so they generally are treated as one building in evaluation.
Additions/ Expansions					Steam to hot water converted from original building central system with radiation and reheat.	
	1968	2	3405.8	Masonry, precast, and flat roof.		
			8743.6			
					Evaluator's Name:	Harvey Bernbaum
					& Company:	Bernbaum Architect Ltd.
Upgrading/ Modernization (identify whether minor or major)					None.	

	1993			Administration office renovated.		
	1994			Windows on north side replaced.		
	1999			New floors in hallways (sheet goods - i.e., marmoleum).		
	2000			Computers networked.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None.		
List of Reports/ Supplementary Information				1. No reports available.		
				2. Assisted on site by:		
				(a) John Clarke, Principal		
				(b) Ron Collard, Custodian		

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Ramps, drop off loop, service loading area to be built; disabled person stall to be built.		$230,000
2	**Building Exterior**	Repairs and repainting fascias, windows, doors; allowance for mechanical upgrading; replacement of doors and windows.		$366,000
3	**Building Interior**	Adding elevator, millwork and miscellaneous repairs; replacement of some flooring; repainting; replacing ceiling; upgrading to white boards; new gym curtain.		$445,000
4	**Mechanical Systems**	Older mechanical system in good repair, investigate IAQ issue in addition. Recommendation to upgrade mechanical system.		$1,530,350
5	**Electrical Systems**	Newer service feeds older system in good repair. Panels are mostly full. Recommendation to upgrade technology.		$352,744
6	**Portable Buildings**	None.		$0
7	**Space Adequacy:**			
	7.1 Classrooms	Too few classrooms.	-792	
	7.2 Science Rooms/Labs	Close to new facility size.	77	
	7.3 Ancillary Areas	Good sound proof curtain in gym would improve usage.	-140.9	
	7.4 Gymnasium	Main gym and subgym (very small) - inadequate.	-103.2	
	7.5 Library/Resource Areas	In 1968 addition.	114.3	
	7.6 Administration/Staff Areas	Tight for this size of school. Administration is well organized though.	-445	
	7.7 CTS Areas	Lack of space, though wood shop and industrial arts reasonable size.	-407.3	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Includes kitchen and cafeteria/study, shower rooms, washrooms.	3232.7	
	Overall School Conditions & Estim. Costs			**$2,924,094**

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	5	Large site, good facilities.	
1.1.2	Outdoor athletic areas.	5	Diverse playfields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Hockey rink, baseball, track & field, basketball.	
1.1.4	Site landscaping.	4	Mature.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent or noted problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No apparent site problems. Security is good.	
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).	1	Drop off/pick up is congested and difficult. School on a busy street and dropping on Elbow Drive congests traffic. Side street is already congested with school buses. Extremely difficult for handicap drop and pick up. Need drop off loop parallel to Elbow Drive on front school yard.	$120,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Inadequate space allotment - more parking area required - is gravel - may have to take over some additional site for this use and integrate it into the site scape.	$30,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Current drop off is on city streets (87th Street). This is okay, except for conflict with parent drop off. See Item 1.2.1 above.	
1.2.4	Fire vehicle access.	4	Access is good, except if they have to get to central courtyard area by truck.	
1.2.5	Signage.	4	Exterior sign on west face of building is on canopy and reads well.	
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).	F.I.	Parking is very insufficient according to staff; a study should be conducted to determine how to improve parking.	
		3	Provide disabled person stall c/w signage, etc.	$5,000
1.3.2	Layout and safety of parking lots.	4	Often parents will use lot as drop zone for lack of good dropping space. See Item 1.2.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Adequate.	
1.3.4	Layout and safety of sidewalks.	1	Service vehicles dropping pop, etc. back up on Elbow Drive to back into front door of building. They cross sidewalk and sit over entry walk. Pull off loading area should be provided in conjunction with parent drop off area.	$50,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - no apparent problem.	
1.3.6	Curb cuts and ramps for barrier free access.	1	Ramps required to access upper floor of school. Sufficient room at front of building. Could be installed with drop off area.	$25,000
Other				
	Overall Site Conditions & Estimated Costs			**$230,000**

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No indication of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No indication of problems.	
2.1.4	Control/expansion joints.	4		No indication of problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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.	1960 1968	School roof has been constantly repaired and patched in last 10 years. Original roof still in place. To be reviewed to determine if new roof required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1960 1968	2 ladders - 1 north, 1 south - good access. Other roof accessories could not be seen to evaluate. These items should be investigated when doing roof inspection report (Item 2.2.1).	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof.	
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).	4		Brick stained from old windows along north face. No apparent problem.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1960	Fascia should be repainted and scraped.	$18,000
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 damage evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to municipal system and some external rainspouts.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problem.	
Other		3	1960 1968	Allowance for renovations related to mechanical upgrades.	$50,000

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).	2	1960 1968	No apparent problem with function, but all exterior doors and frames need paint.	$4,000
		3	1960 1968	Doors should be scheduled for replacement as they are reaching the end of their life cycle.	$20,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1960 1968	No apparent problem at present. These accessories should be replaced when doors replaced.	$15,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1960 1968	No apparent problem. Replacement and upgrading should be scheduled when doors replaced.	$10,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	1	1960 1968	Windows need scraping and paint. Paint/scrape all windows and panels.	$24,000
		3	1960 1968	Window replacement should be scheduled as they are at the end of their life cycle.	$225,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1960 1968	No apparent problem. As above, replace when windows are replaced. See 2.4.4 for costs.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problem.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				**$366,000**

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		No apparent problem.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete in basement and between floors; wood frame in old buildings.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1960	New sheet flooring in most classrooms and corridor. Some older vinyl tile. Washrooms have ceramic. Gyms have wood floors, as does woodworking shop. Replace floor in gym, and older vinyl tile throughout school.	$80,000
3.2.2	Wall materials and finishes.	3	1960 1968	Painted concrete block/gypsum board. Schedule repainting of 80% of school in next 3 to 5 years.	$80,000
3.2.3	Ceiling materials and finishes.	1	1960	Ceiling to be replaced in both gyms and weight room.	$40,000

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.	4		No apparent or noted problem.	
3.2.5	Millwork	2	1968	(a) Science lab needs new work benches.	$15,000
			1960	(b) Storage of equipment under gym stage - alterations to accommodate.	$10,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1960 1968	Chalk board, tack boards adequate, but should be upgraded to white board to meed CBE standards.	$15,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment adequate.	
		2	1960	Provide new "sound stop" curtain (moveable partition) at stage.	$20,000
3.2.8	Washroom materials and finishes.	4		No apparent problem.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible construction. Not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appears adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appears adequate.	
3.3.4	Exiting distances and access to exits.	4		No apparent problems.	
3.3.5	Barrier-free access.	1		Add exterior ramp to access school from exterior.	$10,000
		2	1960 1968	No access between floors - add elevators. Will require 1 elevator at 1960/1968 junction and 1 elevator in 1960 section to access basement.	$150,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1960 1968	No hazardous materials expected, but no report exists. A report should be commissioned to investigate the state of hazardous materials in the school.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	1960	Allowance to alter intake at North end of building - pulls in air from parking lot with carbon monoxide.	$25,000
Other					
	Overall Bldg Interior Condition & Estim Costs				**$445,000**

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		Roof drains and ramp to city system, parking lot to street.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	**1960**	Add back flow prevention to hose bibs, no irrigation.	$750
4.1.3	Outside storage tanks.	n/a			
Other		n/a			
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant across street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets and reels.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers inspected October to December 1999.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a			
Other		n/a			

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		City of Calgary.	
4.3.2	Water treatment system(s).	4		By City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1960	Back flow prevention done on main service and boilers. Add back flow prevention to janitor sink #2 and mechanical room #1.	$350
4.3.4	Piping and fittings.	4		No leaks noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Good condition except shower valves are not pressure balance and drains do not comply with health code. However, showers are reported as not being used.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two domestic hot water tanks (new) State 1-47,000 BTU/HR 1-49,500 BTU/HR complete with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Calgary - sump pump in mechanical room, appear okay.	
Other		3	1960	Add back flow prevention to hose bibs in main mechanical room.	$300

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	1960 1968	Two large Liberty steam boilers 84.9 meters 15 psi. A major mechanical upgrade is recommended.	$393,462
4.4.2	Heating controls (including use of current energy management technology.	4		Pneumatic complete with air dryer one in original building and one in addition.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air complete with skirt and relief air.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder treatment by CBE.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate.	
4.4.6	Heating air filtration systems and filters.	4		Adequate.	
4.4.7	Heating humidification systems and components.	F.I.	1960	Addition has evaporative cooler needs cleaning. Consider potential IAQ problems. See also 4.5.1.	

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).	2	1960 1968	Original building Trane unit ventilators. Addition has central large air handling unit complete with reheat. Do a major ventilation upgrade at the same time as 4.4.1.	$437,180
4.4.9	Heating piping, valve and/or duct insulation.	1		Some leaks in steam system (minor)	$5,000
4.4.10	Heat exchangers.	4		Steam to hot water for addition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform.	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom.	
Other		n/a			

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	1960 1968	Built up air handling unit. Unit reaching end of life cycle - approximately 40 years old. Schedule replacement in 3 to 5 years.	$425,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay.	
4.5.4	Exhaust systems capacity and condition.	4		Appears okay	
4.5.5	Separation of out flow from air intakes.	5		Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		CTS has EngA make up air unit 450,000 BTU/HR DG60.	
Other		3	1960	Add exhaust to store rooms.	$6,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	n/a		Part of above system.	
4.5.8	Air filtration systems and filters.	n/a		Part of above system.	
4.5.9	Humidification system and components.	n/a		Part of above system.	
4.5.10	Heat exchangers.	n/a		Part of above system.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	n/a		Part of above system.	
Other		n/a		Part of above system.	

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		n/a			
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1960 1968	Do a major control upgrade at the same time as 4.4.1 and 4.5.1.	$262,308
	Overall Mech Systems Condition & Estim. Costs				**$1,530,350**

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		800 amp underground 120/208/60/3.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		HID mounted on building.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		15 duplex repair weatherproof covers as required.	
Other		n/a			
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 2001.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs and remote heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	**1960 1968**	Exit lights not tied into battery packs.	$3,000
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	4		Surge protection on computer panels.	
5.3.2	Panels and wireways capacity and condition.	4		Replacement parts on some panels will be difficult to get. Panels are mostly full.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	n/a			
5.3.4	General wiring devices and methods.	4		Adequate.	
5.3.5	Motor controls.	4		Adequate.	
Other		n/a			

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).	3	1960 1968	Gym 20-29FC (fluorescent), music room 20-35FC (fluorescent), offices 30-42FC (fluorescent), corridor 5-20FC (fluorescent), classroom 30-50FC (fluorescent), library 26-45FC (fluorescent). Do a major lighting upgrade to T-8 lamps and energy efficient ballasts.	$349,744
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Only on failure.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1960 1968	T-12 technology at present. See 5.4.1 above for upgrading costs.	
Other		n/a			

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		Northern Telecom Meridian, telephone per classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Neatly done with wiremold, pack poles and tie wrapped.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Located within other rooms	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Separate panels in two locations.	
Other		n/a			

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		Security system.	
5.6.3	Master clock system (if applicable).	n/a		Bells only.	
Other		n/a			
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		n/a			
	Overall Elect. Systems Condition & Estim Costs				**$352,744**

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**None.**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	n/a		
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**

Section 7	Space Adequacy - Capacity: 830	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12		888	21	80	1,680	-792	Sizes vary from 71m^2 to 80m^2.
7.2	Science Rooms/Labs	6		557	4	120	480	77	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		479.1	6		620	-140.9	
	Music		120.9						
	Art		182.9						
	Computer		71.3						
	Drama		104						
7.4	Gymnasium (incl. gym storage) 340 + 21 + 39	1		793.8	1		897	-103.2	Upper main gym and lower dance gym/weight room.
	Gym		400						
	Sub Gym		160						
	Stage		106						Drama has its own room at this school.
	Weight Room		127.8						
7.5	Library/Resource Areas	1		484.3			370	114.3	
7.6	Administration/Staff, Physical Education, Storage Areas			277			562	-445	Small for the size of school.
	Physical Education						160		
7.7	CTS Areas								
	7.7.1 Business Education/Leadership	1		79.4	3		345	-275.6	
	7.7.2 Home Economics	2		201.4	2		260	-58.6	
	7.7.3 Industrial Arts	2	250.6	250.6	1		280	-29.4	
			100.9					-329.4	
	7.7.4 Other CTS Programs	1		71.3	1		115	-43.7	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc			4661.7			1,429	3,232.70	Includes kitchen, cafeteria, washrooms, shower rooms.
	Overall Space Adequacy Assessment	**31**		**8,743.6**	**39**		**7,198**	**1,545.6**	