	School Name:	Guy Weadick Elementary				School Code:	9343
	Location:	5612 Templehill Rd. NE				Facility Code:	1551
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	525

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	1973	1	3007.70	Concrete block walls with brick skin, flat roof on steel deck and OWSJ	Hot water heating with central ventilation	
Additions/ Expansions	1977	1	83.50	Wood frame with metal siding, flat wood frame roofs	Gas fired furnace	Portable
	1979	1	780.30	as above	as above	Portable
	Total		3871.50			

						Evaluator's Name:	Bob Passmore, M.A.A.A.
						& Company:	Building Science Specialists Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				As above		
List of Reports/ Supplementary Information	CBE Facility Abestoes Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- resurface asphalt parking lot		$16,700
2	**Building Exterior**	- futher investigation of settlement cracking at SE - no expenditure of funds planned at this time		$0.00
3	**Building Interior**	- Replace toilet partitions		$25,000
4	**Mechanical Systems**	- provide hose and standpipe system - provide backflow prevention to domestic and fire water lines - provide new controls air compressor. - provide new hot water heater - air balancing required - install relief ventilation air - gymnasium exhaust fan requires repairs.		$38,900
5	**Electrical Systems**	- upgrade fire alarm system - provide additional remote heads - provide new exit lights and connect to emergency power - upgrade lights throughout to T-8's		$89,000
6	**Portable Buildings**	- provide new carpet in corridors - provide new furnaces and condensing units		$53,500
7	**Space Adequacy:**			
	7.1 Classrooms	- Deficient	-193.4	
	7.2 Science Rooms/Labs	- Deficient	-69.3	
	7.3 Ancillary Areas	- Slightly excessive	67.2	
	7.4 Gymnasium	- Deficient	-13.2	
	7.5 Library/Resource Areas	- Deficient	-56.2	
	7.6 Administration/Staff Areas	- Deficient	-115.4	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Deficient	-2.2	
	Overall School Conditions & Estim. Costs		-382.5	$223,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	3.4 hectares	
1.1.2	Outdoor athletic areas.	4	Community ball diamonds and soccer pitch to north.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative play areas to both east and west, on gravel. Paved area adjacent to building has several tetherball and basketball hoops. Asphalt is in relatively good condition.	
1.1.4	Site landscaping.	4	Minimal, but mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence to all sides, except along south avenue along building face. Site is open to playing fields to north which are fenced to west, east and north streets..	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Playing fields to north are elevated above school ,but swales to provide drainage to east and west. Site drains away from school	
1.1.7	Evidence of sub-soil problems.	4	No problems noted	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	N/A	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Teacher/visitor parking to west is paved. Fire lane to east against school is paved.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City streets	
1.2.4	Fire vehicle access.	4	Fire access through graveled play lot on east side.	
1.2.5	Signage.	4	Wall mounted sign on south elevation of school near main entry.	
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).	3	29 stalls, no designated handicapped stall. School is handicapped accessible from the parking lot. Provide handicapped stall.	$3,000
1.3.2	Layout and safety of parking lots.	4	Fenced from play area.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt parking lot is sloped to a catch basin. Some cracking of asphalt noted. Resurface parking lot	$3,700
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from south side avenue approach the main entry and each end of the school, east and west.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, slope away from building	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut in parking lot walkway. Flat entry approaches to all three main entries.	
Other		2	City sidewalk to south is heavily cracked and subsiding. Needs repairing.	$10,000
	Overall Site Conditions & Estimated Costs			$16,700

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	1979	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1979	Wall in storage room on east side near SE entry is cracked.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1979	No evidence of problems	
2.1.4	Control/expansion joints.	4	1979	No serious problems noted, some material needs to be replaced, being picked out by children.	
Other					
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 states of repair.***			**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	1979	No report available, not reviewed	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1979	Not reviewed	
2.2.3	Control of ice and snow falling from roof.	5	1979	Roofs slope to inside and drain internally.	
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, efflorescence, water stains).	4	1979	Walls are brick with horizontal metal fascia above.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1979	No problems noted.	
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	1979	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1979	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1979	No evidence of problems	
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	1979	Doors and hardware are original to building.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1979	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1979	Hardware functions as required	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1979	No problems noted.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1979	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1979	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$0

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	1979	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1979	No problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1979	Floors in vestibules and washrooms are ceramic tile, classrooms are carpeted (recently upgraded) with areas of VT at millwork. Office, music room and library are carpeted.	
3.2.2	Wall materials and finishes.	4	1979	Walls are concrete block throughout.	
3.2.3	Ceiling materials and finishes.	4	1979	Ceilings are dropped T-bar. No problems noted	
3.2.4	Interior doors and hardware.	4	1979	Doors are hollow metal throughout. All appear to be original.	
3.2.5	Millwork	4	1979	Millwork is original, staffroom has been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1979	All tackboards and chalkboards are original - adequate. Some new whiteboards. Replace with white boards - CBE policy.	$18,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1979	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	3	1979	Sinks are wall hung, in good condition, partitions are original, require replacement.	$7,000
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 required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1979	Building is non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1979	2 hour fire separations exist between class wings and core.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1979	Walls are concrete block in the core, doors arehollow metal I metal frames. Doors are on hold open devices.	
3.3.4	Exiting distances and access to exits.	4	1979	Appear to be adequate.	
3.3.5	Barrier-free access.	4	1979	Facility is accessible, at east, west and central entry doors. A handicapped accessible washroom is located in each washroom.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1979	CBE Facility Asbestos database indicates that asbestos has been removed from the building. The presence of PCB in the ballasts must be a consideration as renovations are contemplated.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1979	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$25,000

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.1	**Mechanical Site Services**		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1979	A catch basin in the parking lot drains to the city storm sewer.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1979	Hose bibbs are provided on the south side of the building. The north side is inaccessible. The west and east side do not have hose bibbs.	
4.1.3	Outside storage tanks.	NA		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA		none.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	1979	There is no fire suppression system except for a non-standard sprinkler system on the stage. The building code requires a hose and standpipe system for this building.	$26,000
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1979	Type ABC dry chemical extinguishers are located in the corridors, gym. vestibule, office storage, staff room and stage computer room. A carbon dioxide extinguisher is provided in the boiler room.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1979	A type ABC dry chemical extinguisher is located in the science room.	
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	1979	A 4" iron line water service from city mains is brought into the mechanical room. Pressure, quality and capacity is good.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	3		The service has a master valve and the meter has a valved bypass. There is no backflow protection on the domestic service. A backflow preventor is installed on the boiler feedwater line. Provide a backflow preventor on the domestic and fire lines	$6,000
4.3.4	Piping and fittings.	5	1979	Water piping is copper tubing with soldered fittings.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1979	Water closets are floor mounted flush valve type. Urinals are stall type with flush tanks. Lavatories are wall hung. Drinking fountains are single bubbler wall hung. Countertop sinks are stainless steel. Janitors sink is wall hung . Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1979	The water heater is an old large gas fired tank type. It is oversized for the application. A new one will be required.	$500
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1979	Storm and sanitary lines are cast iron connected to city services.	
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	1979	Twin compact packaged gas fired hot water boilers at 1,300 MBH output each are provided. Capacity is barely adequate.	
4.4.2	Heating controls (including use of current energy management technology.	3	1979	The heating system uses a pneumatic control system. Operation of the system is manual. A control compressor with a dryer is provided. The dryer is old and will need replacement.	$3,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1979	The boiler room is provided with combustion air by the central ventilation system return fans or by a wall louver. A motorized damper is located over the opening to the boiler room. There is no relief ventilation opening from the boiler room as required by the gas code.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1979	A chemical pot feeder is piped across one of the pumps.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1979	Low water cut-offs are provided on each boiler. Both boilers have pressure relief valves. Boiler failure is monitored.	
4.4.6	Heating air filtration systems and filters.	NA		See 4.5.8	
4.4.7	Heating humidification systems and components.	NA		See 4.5.9	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems (cont'd)**		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1979	Pumped hot water is piped to and from convectors, heating coils, duct mounted reheat coils and fan cabinet heaters. Heating piping is threaded and screwed steel. The pumps are base mounted and have had major repairs. Operation is normal.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1979	Heating piping is insulated with canvas covered fiberglass. Supply ducts are insulated with fiberglass.	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	NA		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1979	The staff in the general office complained of poor control and overheating. The air supply should be checked and balanced.	$1,500
4.4.13	Zone/unit heaters and controls.	4	1979	The fan cabinet heaters in the entrys have space t'stats that cycle the fan motors.	
Other	Expansion tanks	4	1979	A standard horizontal expansion tank is suspended at the ceiling. It has a gauge glass.	

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	1979	A non-typical central air handling unit is used to supply air to the classroom portion of the building The system incorporates a method of using return air for combustion air. Twin return fans are used. The heating coil is installed in the return/fresh air duct. Capacity and condition is good.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1979	The amount of outside air can be adjusted. The cfm/occupant is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1979	A main supply air duct delivers tempered or cooled air to all parts of the building. Reheat coils are used on air delivered to the rooms. Air changes are 10/hour. The gymnasium uses a rooftop fan cabinet that mixes outside air with return air and uses reheat coils to temper the air supplied. One reheat coil is for the stage area. Condition of both systems is good.	
4.5.4	Exhaust systems capacity and condition.	3	1979	The return air fans can exhaust directly outside. Washrooms are provided with central rooftop exhausters. The gymnasium has two rooftop relief hoods. One of the exhaust fans requires repairs.	$900
4.5.5	Separation of out flow from air intakes.	5	1979	Separation of intake from exhaust or relief air is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	NA		None	
Other					

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				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1979	The central system uses dampers to mix outside air with return air and to exhaust air. Supply air is controlled by adjustable duct mounted temperature sensors. Control of the equipment is manual.	
4.5.8	Air filtration systems and filters.	4	1979	Filter sections with replaceable media filters are used in both units.	
4.5.9	Humidification system and components.	4	1979	A water spray humidifier is mounted in the return air duct of the central unit. A return air duct mounted humidistat operates twin solenoid valves.	
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1979	Tempered or cooled air is delivered by the central unit to ceiling or wall mounted diffusers and grilles. Return air ceiling grilles are used to return air to the ventilation unit. The gymnasium unit supplies tempered air through ceiling diffusers and returns air through a large wall grille.	
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	1979	A direct expansion cooling coil is mounted in the central ventilation unit. It is piped to a condensing unit on the roof.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1979	See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1979	Cooling equipment controls are electric. A duct mounted cooling t'stat operates the condensing unit to maintain a set temperature.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		None	
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	1979	A remote station monitors the building for low temperature. Building temperatures are lowered manually during unoccupied hours.	
	Overall Mech Systems Condition & Estim. Costs				$38,900

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5	1979	Electrical service is underground from utility lines to a switchboard in the boiler room. The main switch is rated at 1000 amperes 3 phase 120/208v. Capacity and condition is good. Demand is at 310 va.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	1979	HID fixtures are used on all sides of the building. The parking lot is illuminated by a HID fixture on the wall and two street lamps.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1979	The parking lot has 15 duplex plug-ins installed on the two sides.	
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	1979	A fire control panel with 4 zones is located next to the switchboard. It has battery backup and system supervision. An annunciator is required in the main entrance and the system should be upgraded.	$6,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1979	Emergency light battery packs are provided with attached and remote heads. Some additional heads are required.	$2,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1979	Illuminated exit signs are located at all exits and directional signs are provided. The signs are not connected to emergency power. Provide new signs and connect them to the emergency battery packs.	$3,000
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.	4	1979	Only the recently installed computer system has surge protection.	
5.3.2	Panels and wireways capacity and condition.	5	1979	Most panelboards have spare capacity. Wire is run in conduit and is in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		None	
5.3.4	General wiring devices and methods.	5	1979	Receptacles are grounded type. Devoices are in good condition.	
5.3.5	Motor controls.	5	1979	Larger motors are provided with magnetic starters. Small motors have thermal switch protection.	
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1979	Most rooms are provided with fluorescent fixtures. Janitors rooms and some small storage rooms have incandescent fixtures. Light levels were recorded as follows: mechanical room - 270 lux, corridors - 216 lux, general office - 432 lux, health services - 432 lux, staff room - 538 lux, boys washroom - 15 fc, gymnasium - 432 lux, resource room - 538 lux, classrooms - 324 to 432 lux. See 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1979	The ballasts do not have PCBs. See 5.4.3	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1979	Fluorescent fixtures have 34 watt lamps. Replace all fluorescent fixtures with T-8 lamp equipped fixtu	$78,000
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	1979	The telephone service is into the boiler room. Service, condition and capacity are good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1979	A telephone intercom system is installed throughout the building. A public address system is provided with controller in the general office and speakers in all areas. A cable TV system is still in place with amplifier, outlets and old antenna. It is not used.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1979	A new computer system with internet access and outlets throughout the school is provided.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1979	Network cabling is installed in metal conduits concealed in all finished areas.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1979	The internet hub is installed in the library storage room. It has fair ventilation. The telephone service in the boiler room can be subjected to dusty conditions.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1979	The computer hub and computers in the computer lab are on dedicated circuits. Other computers are on general circuits.	
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.6	**Miscellaneous Systems**		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	NA		None	
5.6.2	Intrusion alarms (if applicable).	4	1979	A security system with motion detectors is installed throughout the building. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	NA		None provided.	
Other	Program co-ordinator	4	1979	A program co-ordinator controller is provided in the general office to automatically sound the call bells.	
5.7	**Elevators/Disabled Lifts (If applicable)**		Bldg. Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	NA		None	
5.7.2	Condition of elevators/lifts.	NA		Not applicable	
5.7.3	Lighting and ventilation of elevators/lifts.	NA		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$89,000

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.		Nine portables a pod of four and a pod of five are located on the north side of the school.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood frame, no problems noted.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	Not reviewed	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No problems noted.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No problems noted.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Newer carpet in classrooms, demountable partitions, tile ceilings. Corridors require new carpet.	$5,500
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Original, but functional	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Original, but functional	
6.1.8	Heating system.	3	Each portable(8) has a gas fired furnace are located in a corner enclosure with window wall plenum extensions. They have cooling coils with condensing units on the roof. Both will require replacement.	$48,000
6.1.9	Ventilation system.	4	The furnaces are provided with fresh air and it is mixed with the air supplied to the classroom.	
6.1.10	Electrical, communication and data network systems.	4	The main building internet and intercom system are extended to the portable.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	The main building fire alarm system is extended to the portables c/w pull stations and alarms. Each portable has a fire detector.	
6.1.12	Barrier-free access.	4	Accessible by ramp.	
	Overall Portable Bldgs Condition & Estim Costs			$53,500

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14		1086.6	16	80.0	1280.0	-193.4	
			82.0						
			79.4						
			76.5						
			76.2						
			83.5						
			75.2						
7.2	Science Rooms/Labs	1		120.7	2	95.0	190.0	-69.3	
	Science Rooms/Labs		111.4						
	Prep Area		9.3						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		467.2	1 3	130 90	400.0	67.2	
	Ancillary/Lunch		134.8						
	ECS		82.3						
	Stage		84.0						
	Ancillary		80.4						
	Art		85.7						
7.4	Gymnasium (incl. gym storage)			459.8			473.0	-13.2	
	Gymnasium		410.6			430.0			
	Storage		49.2			43.0			
7.5	Library/Resource Areas		181.2	183.8			240.0	-56.2	
7.6	Administration/Staff, Physical Education, Storage Areas			401.6			517.0	-115.4	
	Administration/Staff, Physical Education		265.0			427.0			
	Storage		136.6			90.0			
	Sub-Total			2719.7			3100.0	-380.3	
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)			1151.8			1154.0	-2.2	
	Overall Space Adequacy Assessment	20		3871.5	22		4254.0	-382.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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