School Name: Haddon Road School
Location: 140 Haddon Road,SW

School Code: 9315
Facility Code: 1528

Region: South
Jurisdiction: Calgary

Superintendent: Dr. Donna Michaels
Contact Person: Leanne Soligo
Telephone: 214-1121

Grades: K-6

School Capacity: 325

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	1965		2553.30	Precast walls with block backup., deep T roof and exposed aggregate and brick exterior	Two hot water boilers and central ventilation system	Building leased to Akiva Academy and Calgary Preparatory School
Additions/ Expansions	N/A					
	total		2553.30			

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)						

List of Reports/ Supplementary Information	CBE Facility Asbestos Database, February 23, 1999

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- repair asphalt in playground and in parking lot		$24,000
2	**Building Exterior**	- paint columns and fascia, exterior doors - replace windows and recaulk precast joints		$99,200
3	**Building Interior**	- replace floors in stairwells and washrooms - replace ceiling tiles in Gymnasium - replace toilet partitions - provide handicapped elevator to second floor, and handicapped washroom		$197,500
4	**Mechanical Systems**	- provide additional fire extinguisher - provide backflow prevention on domestic, fire and boiler water feed - provide new hot water tank - provide new boilers (2) & expansion tanks - provide ventilation relief air - provide maintenance to Gym HVAC unit - replace washroom exhausts		$117,250
5	**Electrical Systems**	- provide new exterior lighting - install new fire alarm system and upgrade emergency lighting and exit lights, provide connection to emergency power		$129,850
6	**Portable Buildings**	- n/a		.
7	**Space Adequacy:**			
	7.1 Classrooms	-	148	
	7.2 Science Rooms/Labs		-95	
	7.3 Ancillary Areas		-232.9	
	7.4 Gymnasium		-231.4	
	7.5 Library/Resource Areas		1.5	
	7.6 Administration/Staff Areas		-256.4	
	7.7 CTS Areas	n/a		
	7.8 Other Non-Instructional Areas (incl. gross-up)	- slightly excessive	193.5	
	Overall School Conditions & Estim. Costs		-472.7	$567,800

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	1.99 hectares	
1.1.2	Outdoor athletic areas.	4	Playing fields shared with community, consist of 3 soccer pitches and two baseball diamonds.. A creative play area is located at the SE corner of the site.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Paved play area to east of school, heavily cracked, should have seal coat provided. Creative play area is in gravel further east.	$1,500
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	Fenced to north, east and south sides Bike racks on site.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Water ponds near creative play area.	
1.1.7	Evidence of sub-soil problems.	K-6	None noted	
1.1.8	Safety and security concerns due to site conditions.	4	None noted	
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).	4	Access is by city street on west side of building. Main entry on west side. One at south end from parking lot. Student access through front entry.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking lot is asphalt, heavily cracked (see 1.3.1 below). Firelane is paved play area. Parking and firelane (see 1.1.3 above) to be resealed. Walkways are concrete, in fair condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On city street to west.	
1.2.4	Fire vehicle access.	4	From south parking lot onto paved play area on east side..	
1.2.5	Signage.	4	One surface mount sign on west face of building 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).	2	25 staff parking stalls. No Handicapped stall is available. Lot should be resurfaced and paving added to garbage bin location and curb cut provided. Provide handicapped stall.	$22,500
1.3.2	Layout and safety of parking lots.	4	Lot is separated from sidewalk along school by railing and parking plug raceway. Lot is separated from lane to south by fence.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Staff lot is paved. Asphalt in very poor condition, resurfacing required (see 1.3.1).	
1.3.4	Layout and safety of sidewalks.	4	City sidewalk to north. On site walks are separated from vehicular traffic.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are concrete. Some minor cracking noted.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Main entry door is handicapped accessible.	
Other				
	Overall Site Conditions & Estimated Costs			$24,000

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	1965	Minor shrinkage cracking noted in concrete slabs, mainly at entry vestibules.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1965	Some cracking noted in exterior beams	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1965	No problems noted.	
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.***		**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).	K-6	1965	not reviewed	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1965	not reviewed	
2.2.3	Control of ice and snow falling from roof.	4	1965	Roof is flat, BUR. Drainage is to internal drains and municipal system.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1965	Three in office -no signs of problems.	
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).	3	1965	Walls are precast panels or brick. Joints in precast require caulking	$4,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1965	Exterior columns and precast fascia require paint	$4,000
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	1965	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1965	Roof drainage is internal to municipal system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1965	No problems noted	
Other		3		Allowance for renos req'd for boiler replacement.	$35,000
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).	3	1965	Require painting	$700
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1965	Hardware appears to be original and still functional.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1965	Hardware appears to be original and still functional.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1965	Sealed unit failure to approximately 30 percent of the windows. They are aluminum frame curtain wall sections. They need to be replaced. Also the window frames in HM at the ends of the stair wells require replacement.	$55,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1965	Hardware is still functional (see 2.4.4 above).	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1965	Problems noted on windows with broken seals (see 2.4.4 above).	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$99,200

Section 3	Building Interior - Overall Conditions	Rating	Bldg. Section	Comments/Concerns	Estim. Cost
3.1	**Interior Structure**				
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1965	Cracking noted at bean column connection in music room	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1965	Cracking noted in vestibules	
Other					
3.2	**Materials and Finishes**				
3.2.1	Floor materials and finishes.	4	1965	Floors are combination of sheet vinyl and VT, carpetted in library and office.	
		3		Poured epoxy finish in stairwells and washrooms, both floors, requires replacement, patch cracks in slab, with sheet vinyl and rubber tread stairs	$12,500
3.2.2	Wall materials and finishes.	K-6	1965	Walls are painted concrete block, in good condition.	
3.2.3	Ceiling materials and finishes.	4	1965	Ceilings are typically 12" fibrous tiles glued to underside of precast T's Lower floor classrooms and corridor are suspended T-bar and 2 x 4 tiles.	
		3	1965	Replace Gym ceiling, acoustic tiles, heavily damaged by water, many tiles missing	$9,500
3.2.4	Interior doors and hardware.	4	1965	Original but still operational	
3.2.5	Millwork	4	1965	Original and in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1965	Tackboards and blackboards are original, but functional. Replace with white boards - CBE policy.	$15,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1965	Gym has climbing apparatus and fold out stage	
3.2.8	Washroom materials and finishes.	3	1965	Replace toilet partitions 16 total.	$8,000
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	1965	Building is of non combustible construction amd non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1965	Fire separations are *' concrete block. They appear to be intact.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	1965	Fire rated doors are miising from separation in main floor corridor. Reinstall and install alarm activated hold-opens. All other separations are in good condition.	$2,000
3.3.4	Exiting distances and access to exits.	4	1965	Appear to be adequate	
3.3.5	Barrier-free access.	2	1965	Building is accessible, no handicapped washroom or elevator for second floor access.	$150,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	5	1965	CBE Asbestos database indicates no asbestos present.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1965	none noted	
Other					
	Overall Bldg Interior Condition & Estim Costs				$197,500

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	1965	A single catch basin in the parking lot drains to city storm mains.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1965	Only the west side has hose bibbs.	
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).	K-6	1965	Standpipes are installed in the corridors on both levels cw hoses on reels. Some are in cabinets.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1965	Pressurized water extinguishers are located near the standpipes. A type ABC dry chemical extinguisher is used in the boiler room. The ventilation rooms require 10 lb type ABC extinguishers.	$250
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	1965	Water service is a 4" iron line from the city mains in the street. Pressure, quality and supply are adequate.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1965	Backflow protection is not provided on the domestic water, fire and boiler feedwater lines.	$8,000
4.3.4	Piping and fittings.	4	1965	Water piping is copper with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1965	Water closets are wall hung flush valve elongated type, Urinals are flush tank stall type. Lavatories are wallhung. Slop sinks are enameled cast iron. Drinking fountains are single bubbler wall hung vitreous china. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1963	A gas fired residential tank type water heater is used. It will require replacing.	$500
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	1965	Storm and sanitary drains are connected to city mains. Sanitary and storm drains are cast iron hub and spigot type. A sump with a submersible pump is used for lower level drainage.	
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).	3	1965	The heating system is pumped hot water using twin original Cleaver Brooke "Beaver" packaged fire tube hot water boilers rated at 2,400 MBH each. Twin base mounted and two in-line circulators are used . The system has adequate capacity. The boilers and pumps operate normally but are near their life expectancy. They will have to be replaced.	$55,000
4.4.2	Heating controls (including use of current energy management technology.	3	1965	The heating system uses pneumatic controls. An old control compressor c/w dryer is used. It will require replacement.	$7,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1965	Combustion air is ducted from a wall louver. Ventilation relief is not provided.	$1,000
4.4.4	Treatment of water used in heating systems.	5	1965	A chemical pot feeder is piped across the pumps. A micro- filter is installed.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1965	Low water cutoffs and pressure relief valves are provided. No alarm was provided.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable	
4.4.7	Heating humidification systems and components.	N/A		None. Humidification is provided by the central ventilation systems.	

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	1965	Threaded and screwed steel supply and return piping is installed to fan cabinet heaters, radiator convectors, wall fin convectors and heating element behind counters. The gymnasium has cast iron baseboard. Condition and operation is good.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1965	Ductwork insulation is canvas covered exterior fiberglass. Piping is canvas covered fiberglass.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	5	1965	No comfort problems were noted.	
4.4.13	Zone/unit heaters and controls.	4	1965	Space t'stats cycle the motors on the fan cabinet heaters	
Other	Expansion tanks.	3	1965	Two standard type expansion tanks are suspended from the ceiling. They both have gauge glasses. These are nearing their expected life and will have to be replaced.	$2,000

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	1965	Two central built-up ventilation units are provided using supply fan equipped swamp coolers(2), vane axial return fans, fresh air/return air mixing dampers and face and bypass dampers on a heating coil. One services each floor. Capacity is adequate. Major maintenance on the coils, control valves, motors and fans will be required.	$23,000
		3	1965	The gymnasium has a small suspended packaged unit in a storage room. It has a heating coil, vaneaxial return air fan, fresh/return/air mixing dampers and filter section. This unit will require major maintenance on the heating coil, control valves, fan bearings and motors	$5,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1965	The amount of outside air provided is adjustable, CFM/occupant is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1965	Supply air is ducted and delivered in most rooms by wall grilles. Return air is relieved to the corridors and back to the vent. unit by large corridor wall return grilles. Fire dampers are not provided in ducts penetrating the fire separation. A 10 minute air change is assumed. Install fire dampers.	$13,000
4.5.4	Exhaust systems capacity and condition.	3	1965	The washrooms are equipped with central roof exhausters and branch exhaust ducts. These will require major maintenance or replacement.	$2,500
4.5.5	Separation of out flow from air intakes.	4	1965	No problems were evident.	
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	
	Note: Only complete the following items if there are separate ventilation and				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1965	Pneumatic controls can introduce fresh air into each ventilation unit with mixing/exhaust dampers. Discharge air temperature controllers maintain set temperature by adding heat when required. Included in 4.5.1.	
4.5.8	Air filtration systems and filters.	4	1965	Each of the ventilation units has replaceable media flat filters.	
4.5.9	Humidification system and components.	4	1965	The swamp coolers have humidity sensors that control the water spray on the humidifier filter media.	
4.5.10	Heat exchangers.	N/A		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5	1965	See 4.5.3	
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).	3	1965	The swamp coolers can be used for evaporative cooling. Cooling controls are not provided. The fans will require major maintenance. Included in 4.5.1	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1965	The central ventilation systems can deliver evaporative cooling to most areas.	
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		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	1965	A chronotherm is used to lower building temperatures during unoccupied hours.	
	Overall Mech Systems Condition & Estim. Costs				$117,250

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).	4	1965	Electrical is provided underground to a 400 ampere, 3 phase 120/208v main switch. It feeds a distribution board with circuit breakers. A pair of breakers feed the fire alarm system. Demand is 440 kva.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1965	A small fixture is provided at the main entrance and a yard type HID is used on the east side. The parking lot has no lighting. Provide HiD fixtures on the other three sides and a pole mtd. fixture for the parking lot.	$5,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1965	Plug-ins(12 duplex) are provided on one side of the parking lot. They do not operate above a set temperature.	
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	1965	Two electrical circuits feed the devices located throughout the building. The devices are not properly spaced. There is no back-up or system trouble supervision. Install a new fire alarm system.	$12,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	K-6	1965	There is a minimal amount of emergency lighting system. Many required areas have no lights. Upgrade the existing system.	$4,500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	1965	Illuminated exit lights are provided at most of the building exits They are not connected to emergency power. Install new exit lights connected to the battery packs.	$2,600
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	1965	Only the recently installed computer hub has surge protection.	
5.3.2	Panels and wireways capacity and condition.	5	1965	Some panelboards have spaces. The wiring is in conduits, capacity is adequate and in satisfactory condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	
5.3.4	General wiring devices and methods.	5	1965	Grounded devices are used and in good repair.	
5.3.5	Motor controls.	5	1965	Motors are provided with magnetic starters or thermal switches.	
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).	3	1965	The occupied areas and most service rooms are provided with fluorescent lighting. Incandescent lighting is provided in some storage and small washrooms. Light levels are as follows: boiler room - 108 lux, stair lobby - 430 lux, corridor 215 to 646 lux, boys washroom - 430 lux, classrooms - 323 lux, stairs - 215 lux, library - 484 to 646 lux, computer - 430 lux, gymnasium - 269 to 377 lux, gym. storage - 108 lux. See 5.4.3. The fixtures not working in the gym. and in the classrooms should be reactivated.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1965	Some fluorescent fixtures probably have ballasts with P.C.Bs. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1965	Fluorescents are being gradually relamped with 34 watt fixtures. All fluorescent fixtires should be replaced with T-8 lamps	$105,000
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).	5	1965	The telephone service is relatively new and has excess capacity	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1965	A public address system is installed throughout the building. A telephone intercom system is installed in all areas.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1965	A new computer system with internet access is provided.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1965	Cable is in conduit. Distribution cables are concealed in walls and above ceilings.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1965	The computer hub is in a dedicated room with key access. Ventilation is poor. Increase the ventilation to the room.	$750
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1965	The computer hub has dedicated circuits. 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).	N/A		None	
5.6.2	Intrusion alarms (if applicable).	4	1965	A motion detector system is installed in the building. A monitor is provided for the main entrance. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	N/A		None	
Other	Program co-ordinator	5	1965	A program co-ordinator is installed in the general office to 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).	N/A		None	
5.7.2	Condition of elevators/lifts.	N/A		Not applicable	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$129,850

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.	**N/A**	**None**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	**N/A**	**None**	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**N/A**	**None**	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**N/A**	**None**	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**N/A**	**None**	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**N/A**	**None**	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**	**None**	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**K-6**	**None**	
6.1.8	Heating system.	**N/A**	**None**	
6.1.9	Ventilation system.	**N/A**	**None**	
6.1.10	Electrical, communication and data network systems.	**N/A**	**None**	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**N/A**	**None**	
6.1.12	Barrier-free access.	**N/A**	**None**	
	Overall Portable Bldgs Condition & Estim Costs			$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12	79.0	948.0	10	80	800.0	148.0	
7.2	Science Rooms/Labs				1	95	95.0	-95.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	77.1	77.1	1 2	130 90	310.0	-232.9	
7.4	Gymnasium (incl. gym storage)			241.6			473.0	-231.4	
	Gymnasium		232.3			430			
	Storage		9.3			43			
7.5	Library/Resource Areas		161.5	161.5		160	160.0	1.5	
7.6	Administration/Staff, Physical Education, Storage Areas			124.6			381.0	-256.4	
	Sub-Total			1552.8			2219.0	-666.2	
7.7	CTS Areas							0.0	
	7.7.1 Business Education							0.0	
	7.7.2 Home Economics							0.0	
	7.7.3 Industrial Arts							0.0	
	7.7.4 Other CTS Programs							0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1000.5			807.0	193.5	
	Overall Space Adequacy Assessment	13		2553.3	14		3026.0	-472.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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