	School Name:	Haultain Memorial Elementary				School Code:	9362
	Location:	605 Queensland Dr. SE				Facility Code:	1568
	Region:	South				Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	500

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	1980	2	3013.29	Concret block with brick and horizontal metal siding. OWSJ with flat and sloped metal roofs.	Twin hot water boilers with central ventilation	
Additions/ Expansions	1981	1	778.60	Wood frame with horizontal and vertical metal siding. Flat wood roofs.	Downflow gas fired furnaces.	
	Total		3791.89			

						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 Asbestos Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- repair main signage - resurface parking lot and repair asphalt walkway - provide handicapped curb cut at east entry		$12,500
2	**Building Exterior**	- no work contemplated at this time		$0
3	**Building Interior**	- install new carpet throughout - make repairs to science room floor - replace toilet partitions - provide handicapped access throughout - remove asbestos panel at kiln		$210,800
4	**Mechanical Systems**	- provide hose and standpipe system - provide a new fire extinguisher - provide backflow prevention on the domestic water system - provide two new hot water heaters and pump - relocate relief air opening - provide exhaust hoods at pottery kilns - provide humidification		$48,600
5	**Electrical Systems**	- install pole lighting in parking - upgrade lights throughout to T-8's		$61,000
6	**Portable Buildings**	- replace carpets		$15,000
7	**Space Adequacy:**			
	7.1 Classrooms	- Deficient	-430.6	
	7.2 Science Rooms/Labs	- Deficient	-63.1	
	7.3 Ancillary Areas	- Slightly excessive	126.3	
	7.4 Gymnasium	- Deficient	-22.5	
	7.5 Library/Resource Areas	- Slightly excessive	96.1	
	7.6 Administration/Staff Areas	- Deficient	-164.4	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Deficient	-80.3	
	Overall School Conditions & Estim. Costs		-538.5	$347,900

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	2.4 hectares	
1.1.2	Outdoor athletic areas.	4	Community ball diamonds and soccer pitch to south.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative play area is located to the east, 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 north avenue along building face. Site is open to playing fields to south which are fenced to west, east and south 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				

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).	N/A	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Teacher/visitor parking to east is paved. Fire lane at same location 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 parking lot on east side.	
1.2.5	Signage.	3	Wall mounted sign on north elevation of school near main entry. Replace missing letters.	$2,000
Other				
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	28 stalls, no designated handicapped stall. School is not handicapped accessible from the parking lot. See 1.3.4.	
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	$5,500
1.3.4	Layout and safety of sidewalks.	3	Sidewalks from north avenue approach the main entry and east end of the school. East end approach should be handicapped accessible, a slump in the paving makes this impossible, repairs are required.	$3,000
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.	3	Curb cut required at parking lot entry. It is the only flat approach to an entry.	$2,000
Other				
	Overall Site Conditions & Estimated Costs			$12,500

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	1980	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1980	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980	No evidence of problems	
2.1.4	Control/expansion joints.		4	1980	No problems no
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	1980	No report available, not reviewed	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1980	Not reviewed	
2.2.3	Control of ice and snow falling from roof.	5	1980	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	1980		
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	1980	Walls are brick faced at grade level with horizontal metal panels at the upper floor and horizontal metal fascia above. No problems noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980	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	1980	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980	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	1980	Doors and hardware are original to building.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1980	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1980	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	1980	No problems noted.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1980	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1980	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	1980	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1980	No problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1980	Floors in vestibules and washrooms are ceramic tile, classrooms are carpeted with areas of VT at millwork. Corridors are VT. Office, music room and library are carpeted. Carpets throughout should be replaced. Utility trench in Science Room has dropped and is a trip hazard, repair and replace VT	$43,000
3.2.2	Wall materials and finishes.	4	1980	Walls are painted concrete block throughout.	
3.2.3	Ceiling materials and finishes.	4	1980	Ceilings are dropped T-bar. No problems noted	
3.2.4	Interior doors and hardware.	4	1980	Doors are hollow metal throughout. All appear to be original.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.5	Millwork	4	1980	Millwork is original, but functional.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1980	All tackboards and chalkboards are original - adequate. Replace with white boards - CBE policy.	$9,800
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1980	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	3	1980	Sinks are wall hung, in good condition, partitions are original, require replacement.	$6,000
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	1980	Building is non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1980	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	1980	Walls are concrete block in the core, doors are hollow metal in metal frames. Doors are on hold open devices.	
3.3.4	Exiting distances and access to exits.	4	1980	Appear to be adequate.	
3.3.5	Barrier-free access.	1	1980	Facility is accessible, at east entry only, There is a ramp which runs between floors, but it requires handrails to section from library to upper floor west and central entry doors. A handicapped accessible washroom is located in each washroom. Provide better access to east entry, elevator and handrail to upper ramp.	$150,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1980	CBE Facility Asbestos database indicates that no asbestos is present. There is an asbestos panel next to the kiln in the art storage room, remove and rework to protect wall finishes from heat from kiln.	$2,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1980	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$210,800

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	1980	One parking lot catch basin drains to the city storm system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1980	Hose bibs are provided on the west and north sides.	
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).	3	1980	A non- standard sprinkler system is installed in the arts room. A hose and standpipe system is not provided as required by the building code. Provide a hose and standpipe system.	$24,000
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1980	Pressurized water extinguishers are located throughout the building. A small ABC dry chemical extinguisher. is provided in the boiler room. Carbon dioxide extinguishers are provided in the science and electrical room. Replace extinguisher. In blr. rm.	$100
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	1980	Water service is a 4" iron line from city mains. Pressure, quality and capacity are good.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1980	Backflow protection is not provided on the domestic water service. The boiler feedwater line has backflow protection. Provide backflow protection on the domestic water line.	$4,000
4.3.4	Piping and fittings.	4	1980	Water piping is copper tubing insulated with canvas covered fiberglass.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1980	Water closets are flush valve type. Urinals are flush tank stall type. Lavatories are wall hung. Slop sinks are wall hung cast iron. Drinking fountains are single bubbler wall hung. Sinks are countertop stainless steel. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1980	Two large old tank type gas fired water heaters are provided. A large recirculating pump is installed. The water heaters and pump will require replacing.	$9,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1980	Storm and sanitary mains are connected to city mains. Piping is cast iron.	
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	1980	Twin Bryan hot eater boilers are provided with an input of 1,300 MBH each. Three base mounted circulators are provided.	
4.4.2	Heating controls (including use of current energy management technology.	4	1980	The heating system uses pneumatic controls. A control compressor with a dryer is located in the boiler room.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1980	An insulated combustion air duct from a wall louver drops into a well. A ventilation relief opening is provided but is installed too low. Relocate relief opening.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1980	A chemical pot feeder is provided piped across the pumps.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1980	Both boilers have low water level cutoffs. Both have relief valves.	
4.4.6	Heating air filtration systems and filters.	N/A		None	
4.4.7	Heating humidification systems and components.	N/A		None	

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	1980	A two pipe pumped supply and return system hot water piping system is installed. Terminals are wall fin convectors and ceiling mounted fan cabinet heaters. Piping is insulated threaded and screwed steel. It is concealed in all areas. Three base mtd. pumps are installed.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1980	Heating piping is insulated with canvas covered fiberglass. The combustion air duct is insulated with fiberglass.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1980	The ventilation units use fresh/return/exhaust dampers operated by pneumatic motors controlled by sensors.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1980	No problems with comfort due to the heating system were reported.	
4.4.13	Zone/unit heaters and controls.	4	1980	Space t'stats cycle the fans on the fan cabinet heaters.	
Other	Expansion Tanks	4	1980	Standard expansion tanks(2) are installed c/w gauge glasses.	

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	1980	The central system is a packaged ventilation unit and an vane axial return fan. The system delivers tempered and mixed outdoor and fresh air to all areas. Reheat coils are installed in the ducts to the classrooms and other zones and are controlled by space t'stats.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1980	The volume of fresh air for each occupant is not known. The amount can be adjusted. No problems were reported.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1980	Concealed main ducts with branch ductwork with reheat coils distribute air to ceiling supply diffusers or grilles. Air changes are not known	
4.5.4	Exhaust systems capacity and condition.	3	1980	Central exhaust systems are used for the washrooms. Ranges don't have hoods. Two pottery kilns are installed without exhaust hoods. Provide exhaust fans and hoods.	$3,000
4.5.5	Separation of out flow from air intakes.	4	1980	No problem was reported or observed.	
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 heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1980	Pneumatic controls with temperature sensors control motorized valves.	
4.5.8	Air filtration systems and filters.	4	1980	The ventilation unit has a filter section.	
4.5.9	Humidification system and components.	3	1980	None. Provide a central humidifier with duct mounted humidistat in the main ventilation unit.	$7,500
4.5.10	Heat exchangers.	N/A		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1980	Concealed ductwork distributes air to ceiling supply diffusers or grilles. The ventilation unit has a mixing box to mix outside and return air. Pneumatic motors operate dampers and control valves.	
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	1980	A condensing unit using direct expansion refrigeration is installed on the roof.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1980	The central ventilation system is used to deliver cool air. See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1980	Pneumatic controls are used on the ventilation unit. The condensing unit has factory controls that maintain a set discharge air setting. No automatic energy controls are used.	
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.	N/A		Controls are operated manually. A night-weekend setback is provided.	
	Overall Mech Systems Condition & Estim. Costs				$48,600

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	1980	Underground electrical service at 3 phase 115/208v at 1200 amperes is run to an electrical room. A switchboard with circuit breakers services panelboards and the mechanical room splitter. The demand meter reading was 295 kva.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1980	The parking lot has no lights. Hid fixtures are mounted on the south and west walls. The front entrance has canopy lights. Install parking lot pole lights	5,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1980	All of the staff parking spaces have plug-ins with low temperature initiation.	
Other					
5.2	**Life Safety Systems**		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1980	A zoned fire control panel is installed in the main entrance vestibule. It has battery back-up and trouble supervision. It is regularly tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1980	Battery packs are provided with remote heads in corridors and at exits.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1980	Illuminated exit lights are provided at the exits from each floor. They are connected to the battery packs.	
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.	5	1980	Only the recently installed central computer system has surge protection.	
5.3.2	Panels and wireways capacity and condition.	5	1980	Wiring and panelboards are good. Panel boards have extra spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	
5.3.4	General wiring devices and methods.	4	1980	Receptacles are grounded type and devices are in good condition.	
5.3.5	Motor controls.	4	1980	Motors have magnetic starters or thermal 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	1980	The occupied areas are provided with fluorescent lighting. Some storage rooms have incandescent fixtures. Light levels were recorded as follows. Boiler room - 215 lux, classrooms - 323 lux, corridor - 215 to 323 lux, stairs - 108 lux, science room - 323 lux, library - 430 to 646 lux, library - 484 lux, staff 160 lux., washrooms - 270 lux, library office - 592 lux, arts room - 269 lux, gymnasium - 430 to 538 lux. See 5.4.3. Some of the classroom fixtures deactivated should be reactivated.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1980	There are no fluorescent fixtures with P.C.Bs. In their ballasts. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1980	The fluorescent fixtures have had lamps removed or have been deactivated. Fluorescent lamps are 34 watt type. Replace all fluorescent fixtures with T-8 lamp equipped fixtures.	56,000
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	1980	The telephone service is into the electrical room. The system works well and has adequate capacity.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1980	A public address system is provided with speakers throughout the building. The central control is in the general office. A telephone intercom system is provided in all areas.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1980	A new central computer system with internet access is provided with outlets throughout the school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1980	Cabling is installed in metal conduit. It is concealed in all locations.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	1980	The computer hub and telephone service are installed in dedicated rooms. Ventilation is adequate.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1980	The computer hub has dedicated circuits, Computers are on general circuits in other areas.	
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	1980	A motion detector security system is installed in the building. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	4	1980	A master clock and call bell system is installed with the control panel in the general office. The library and gym. are on the master clock system. Other rooms have clocks with batteries.	
Other	Program co-ordinator	4	1980	A program co-ordinator is installed with the controller in the general office. It automatically sounds 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		N/A	N/A		
	Overall Elect. Systems Condition & Estim Costs				61,000

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.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood, 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	Horizontal and metal siding, 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	Replace carpets, wall and ceiling finishes are adequate	$15,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	original but in good condition	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Original but adequate. Replaced as part of 3.2.6.	
6.1.8	Heating system.	4	A downflow gas fired furnace is installed in an enclosure in a corner of the classroom. It supplies air through a grille equipped supply plenum along one wall. A space t'stat controls the furnace.	
6.1.9	Ventilation system.	4	The furnace mixes a fixed amount of fresh air with return air.	
6.1.10	Electrical, communication and data network systems.	4	The classroom has a telephone intercom connected to the main school. An outlet from the school computer system is provided. Electrical is supplied to a panelboard from the main school.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	A smoke alarm and alarm bell are provided. Smoke detectors are used on either side of the corridor access door to the school to automatically close the door. A type ABC dry chem. extinguisher is provided.	
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			$15,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9		689.4	14	80	1120	-430.6	
			75.4						
			78.1						
7.2	Science Rooms/Labs	1	126.9	126.9	2	95	190	-63.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		526.3	1 3	130 90	400	126.3	
			89.1						
			162.4						
			85						
			88.5						
			101.3						
7.4	Gymnasium (incl. gym storage)			450.5			473	-22.5	
	Gymnasium		409			430			
	Storage		41.5			43			
7.5	Library/Resource Areas		316.1	316.1			220	96.1	
7.6	Administration/Staff, Physical Education, Storage Areas			262.6			427	-164.4	
	Sub-total			2371.8			2830	-458.2	
7.7								0	
	7.7.1 Business Education							0	
	7.7.2 Home Economics							0	
	7.7.3 Industrial Arts							0	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1072.7			1153	-80.3	
	Overall Space Adequacy Assessment	14		3429.5	20		3983	-553.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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