

School Facility Evaluation Project
Part II - Physical Condition

School Name:	WOKING SCHOOL			School Code:	1309	
Location:	WOKING			Facility Code:	1842	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	K - VIII			School Capacity:	150	
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	1949	1	195.2	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing. Vertical metal clad exterior finish.	Individual classroom furnaces.	
Additions/ Expansions	1952	1	78.9	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing. Vertical metal clad exterior finish.	Individual classroom furnaces.	
	1955	1	193.5	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing. Vertical metal clad exterior finish.		
	1958	1	199.0	Same as above	Individual Classroom Furnaces.	
	1962	1	196.0	Same as above	Central furnace for Hallway, Washrooms, Storage Rooms and Offices.	
	1982 2nd.	1	31.67 406.3	Same as above Slab on grade with masonry load bearing walls. Conventional built-up roofing on wood structure. Brick/metal clad façade.	Gym has indirect fired air handling unit for heating.	
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1981	1	Unkown	Walls/floors/ceilings finishes.		Major Modernization.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	None			None		
List of Reports/ Supplementary Information	Roof Inspection Report, August 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Partial Re-Roof Tender, September 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report, July 1998. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, September 10, 1999. Titan Electric & Controls Ltd.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- New landscaping and playground equipment required. - Roadways and parking area require resurfacing. - Paint misc. site accessories.	\$ 140,800.00
2	Building Exterior	- Re-roof as required. - Install door/window hardware, and paint doors as required.	\$ 23,600.00
3	Building Interior	- Floor, wall finishes and ceiling repairs required. - Install whiteboard, acoustic treatment and repair millwork as required. - Repair doors and paint as required.	\$ 77,100.00
4	Mechanical Systems	- Requires additional fire extinguishers to meet Code. - Plumbing fixtures in 1962 washrooms are wearing out. - Original indirect gas fired air handling unit is nearing the end of its life. - No cold air traps on the combustion air inlet ducts. - Provide backflow prevention. - Insulate some domestic hot water piping. - Fire dampers are not installed in furnace rooms.	\$ 35,000.00
5	Electrical Systems	- Electrical system is in good condition. Lighting system new. - Fire Alarm System needs upgrade.	\$ 23,500.00
6	Portable Buildings	None	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Surplus 178.3	
	7.2 Science Rooms/Labs	Deficiency -120.0	
	7.3 Ancillary Areas	Deficiency -220.0	
	7.4 Gymnasium	Deficiency -20.4	
	7.5 Library/Resource Areas	Deficiency -27.7	
	7.6 Administration/Staff Areas	Deficiency -176.8	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 35.5	
	Overall School Conditions & Estim. Costs		\$ 300,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate in size for the current school program.	
1.1.2	Outdoor athletic areas.	4	Adequate for the current school program.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Old equipment and bases. Install new equipment as required.	\$ 100,000.00
1.1.4	Site landscaping.	3	Requires sidewalks, pads and landscaping. Install landscaping as required.	\$ 30,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Site accessories are adequate. However, requires painting. Paint accessories as required.	\$ 800.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Sidewalks slope towards building in areas, water puddling occurs in areas. Re-grade and install sidewalks as required - refer to item 1.1.4	Refer to item 1.1.4
1.1.7	Evidence of sub-soil problems.	3	Subsoil problems - signs of heaving and settling in areas.	Refer to item 1.1.4.
1.1.8	Safety and security concerns due to site conditions.	3	Excessive ice build-up on sidewalks. Refer to item 1.1.4.	Refer to item 1.1.4.
Other		N/A	N/A	

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	No concerns at time of survey.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel - surface in fair condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On-site bus drop-off is gravel surfaced, with pot holes. Additional gravel topping is required. Re-grade and top dress as required.	\$ 10,000.00
1.2.4	Fire vehicle access.	4	Yes - acceptable.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

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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).	4	No concerns at time of survey.	
1.3.2	Layout and safety of parking lots.	4	No concerns at time of survey.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - surface is rough in areas. Incorporate additional gravel and re-grade as required. Refer to item 1.2.3	Refer to item 1.2.3
1.3.4	Layout and safety of sidewalks.	3	Icy - refer to item 1.1.4	Refer to item 1.1.4
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Icy - refer to item 1.1.4	Refer to item 1.1.4
1.3.6	Curb cuts and ramps for barrier free access.	4	Grade level access to school at bus drop-off location.	
Other		N/A		
	Overall Site Conditions & Estimated Costs			\$ 140,800.00

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	ALL	Floor structures are in fair condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Wall structure and columns are in fair condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	Roof structures are in fair condition	
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		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).	3	1952 1958 1982	As per roof report the existing BUR areas should be re-roofed. As per report re-roof as required.	\$ 20,300.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Generally good condition - repaint as required.	\$ 1,000.00
2.2.3	Control of ice and snow falling from roof.	3	ALL	Refer to item 1.1.4	Refer to item 1.1.4
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		N/A	
Other		N/A		N/A	

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	ALL	Brick/metal cladding is in fair condition. No concerns at time of survey.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	No concerns at time of survey.	
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	ALL	No concerns at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No concerns at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	

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).	3	ALL	Paint is stained - repaint doors and frames as required.	\$ 1,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Generally in fair condition. Sound and weatherstripping is required in areas.	\$ 800.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	ALL	No concerns at time of survey.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Windows throughout in fair condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Some hardware for windows are broken - repair and install new parts as required.	\$ 500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 23,600.00

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	All	Generally in fair condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally in fair condition.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Generally in fair condition. However, 3 classroom require new carpeting and Gym requires new flooring. Replace flooring as required.	\$ 33,600.00
3.2.2	Wall materials and finishes.	3	All	Generally in fair condition. However, Some vinyl fabric has delaminated in various rooms. Repaint wall finishes as required,	\$ 2,000.00
3.2.3	Ceiling materials and finishes.	3	All	Generally in fair condition. However, water stained tiles in various rooms. Replace ceiling tiles as required.	\$ 800.00

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.	3	All	Doors and hardware are in fair condition. Re-keying is required for some doors. Some doors require undercutting. 3 doors require closers.	\$ 2,000.00
3.2.5	Millwork	3	All	Adequate amount of millwork for the school programs and is in fair to good condition Laminate edging is required in various rooms.	\$ 2,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards and tackboards are generally in good condition. However, 3 classrooms require whiteboards. Toilet partitions are damaged. Provide and install partitions as required.	\$ 3,200.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1982	Acoustic treatment is required for Gym. Install acoustic treatment as required.	\$ 8,000.00
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile floor finishes, ceramic tile wall finishes and drywall ceiling are in fair condition.	
Other		N/A		N/A	

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 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		4	ALL	Combustible construction non-sprinklered building	
		3	ALL	Various opening through upper ceiling space partitions, numerous ceiling spaces have exposed wood framing. Existing rolling shutters in separations are metal but no label is visible. Some doors require door closers. Install door closers. Repair Upper ceiling areas as required.	\$ 15,000.00
		4	ALL	Material are acceptable.	
		4	ALL	Acceptable	
		3	1982	Provide and install barrier free access door operator as required.	\$ 5,000.00
		F.I.	ALL	Hazardous materials may be on old steam piping and in some of the original flooring which is still in place.	
		3	All	Recess protruding electrical items in the gym. Recess protruding items. Air quality is of concern. Further investigation is required. Entrance landing for a 1982 addition is to high and improper length. Modify entrance landing as required.	\$ 5,500.00
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 77,100.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Surface drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		N/A	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		N/A	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Local fire truck.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	2	ALL	Old hand pump type extinguishers. Possibly not enough extinguishers to meet Code.	\$ 1,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
Other		N/A		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	ALL	Municipal water supply. Pressure and volume are adequate.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	ALL	No backflow prevention on domestic water system.	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Gas piping is in generally good condition but showing signs of age.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	Fixtures generally good. 1962 - Fixtures in washrooms wearing out.	\$ 15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1962 1982	Domestic hot water heater c/w recirc. pump for washrooms is relatively new. Gym Change Rooms domestic hot water heater c/w recirc. Pump, oversized for school needs.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal sanitary system.	
Other		N/A		N/A	

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	1949 - 1962 1982	All classrooms have forced air furnaces that provide heating and ventilation. All furnaces replaced recently. Original indirect gas fired "Engineered Air" unit for Gym is nearing the end of its life cycle.	\$ 15,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Electric thermostat controls for all furnaces and Gym unit.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	ALL	No colds air traps on the combustion air. This causes condensation to form on flue "T". No relief for classroom furnaces. 1962 - Combustion air supply to Hallway units has been partially blocked by Maintenance personnel as the newer furnaces require less fresh air than the originally installed units.	\$ 1,000.00
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	ALL	Filters changed regularly.	
4.4.7	Heating humidification systems and components.	N/A		No humidification at this school.	

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	ALL	Grilles in millwork are in working order but are aging and damaged.	
4.4.9	Heating piping, valve and/or duct insulation.	3	1949-1962 1982	Generally in good condition. Some domestic hot water piping is uninsulated due to recent heater replacement. Piping should be insulated.	\$ 1,000.00
4.4.10	Heat exchangers.	5	ALL	Good.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.	ALL	No fire dampers in furnace rooms. Requirements for fire dampers should be reviewed with local Code authorities.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1949-1962	Space exhibits typical environments common with furnace heating and ventilation systems - temperature fluctuations in classrooms due to on/off operation of unit; cold air supply due to lack of modulating heating valve control; questionable constant fresh air supply; hot and stuffy environments in Spring and Fall; poor air movement; low air changes per hour.	
4.4.13	Zone/unit heaters and controls.	N/A		N/A	
Other		N/A		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.	4	1982 2nd	The Gym. Is supplied by an indirect fired "Engineered Air" unit. See Item 4.4.1.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	ALL	As an indicator of Fresh Air supplied to occupied spaces, CO2 short term measurements were taken in selected locations. ASHRAE recommends levels to be below 1000 PPM. Classroom 103 ----- 1050 PPM Classroom 106 ----- 800 PPM Results: The amount of outside air seems to be sufficient.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	ALL	See Items 4.4.8 and 4.5.2	
4.5.4	Exhaust systems capacity and condition.	4	ALL	Washroom exhaust systems are adequate.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	

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

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		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		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.	4	ALL	Individual electric thermostats for each furnace.	
Overall Mech Systems Condition & Estim. Costs					\$ 35,000.00

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		Main service 400 Amp, 120/240 V single phase. Main Bus has spare spaces. System has 30% spare capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		Exterior lighting is adequate. Photocell and timer controlled.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		Exterior plug-ins are not controlled. Total of 4 rail mount outlets c/w 4 ccts.	
	Other	N/A		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).	3		Single zone Edwards 1527 panel is installed. No duct smoke detectors or strobes. System is old and needs to be replaced.	\$ 22,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Battery Packs installed c/w lighting heads at all required locations.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		Exit Signs retrofitted and installed at all the right locations.	
	Other	N/A			

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	N/A		No surge protection installed.	
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are in good condition with 10% capacity left. One panel is obsolete with no spare parts available, recommend replacement.	\$1,500.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	5		General wiring appears to be as per good Trade practice.	
5.3.5	Motor controls.	5		Magnetic starters and disconnects are in good condition.	
Other		N/A		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).	5		Interior lighting is new. Light levels are adequate. Line voltage switching used. Classrooms: 700 lux Library: 700 lux Admin: 550 lux Gym: 350 lux Comp. Room 700 lux Hallways: 250 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		All ballasts are electronic T8 ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		Energy Efficiency program in effect, done by Honeywell.	
Other		N/A		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).	5		Telephone system by NZC. In good condition with spare capacity left. Amplified by Electro unit.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Intercom system by Rauland. Old but in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling used for network. 10 hub unit with 50% capacity used.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cable installation in wire molds and as per good Trade practice.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Equipment located in ventilated areas with good security.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Equipment powered from local panel. No surge / isolated ground provision provided.	
Other		N/A		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		N/A	
5.6.2	Intrusion alarms (if applicable).	N/A		N/A	
5.6.3	Master clock system (if applicable).	N/A		N/A	
Other		N/A		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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$23,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		NONE AT THIS SITE	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ -

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	6	69.72	418.3	3	80.0	240.0	178.3	Calculations for a new facility are based on a mixture of Elementary & Junior High students. This school is rated as 150 Total Capacity with exemptions totalling 15. Our calculations ignore the exemptions. Classroom size shown is an average area.
7.2	Science Rooms/Labs	0		0.0	1	120.0	120.0	-120.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	0		0.0	1	130.0	220.0	-220.0	
7.4	Gymnasium (incl. gym storage)	1		254.6	1	250.0	275.0	-20.4	
7.5	Library/Resource Areas	1		62.3	1		90.0	-27.7	
7.6	Administration/Staff, Physical Education, Storage Areas			126.3			303.1	-176.8	
7.7	CTS Areas								
	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)			439.2			403.7	35.5	
	Overall Space Adequacy Assessment			1300.6			1651.7	-351.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE