	School Name:	Brentwood Elementary School				School Code:	204
	Location:	1231 Northmount Dr. N.W.				Facility Code:	1468
	Region:	South				Superintendent:	Dr Donna Michaels
	Jurisdiction:	Calgary Public School Board				Contact Person:	Leanne Soligo
		District No. 19				Telephone:	214-1123
	Grades:	Kindergarden to 6				School Capacity:	725

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	1963	2	3,614.00	Concrete foundation Concrete slab ground and upper floors Concrete frame with conc. block walls Brick cladding with precast panels above and below windows Roof open web steel joists with T & G wood deck	Existing boiler plant consists of one liberty hot water boiler for 1963 school and cast iron sectional boiler for 1966 addition. Air system installed consists of one for 1963 school, one for 1966 addition and each gym has a dedicated system. All units consist of intakes, mixing sections, hot water reheat coils, supply fans and swamp coolers.	
Additions/ Expansions	1966	2	1,691.40	Concrete foundation Concrete slab ground and upper floors Concrete frame with conc. block walls Brick cladding with precast panels above and below windows Roof open web steel joists with T & G wood deck	See Above	
	Total		5,305.40			

						Evaluator's Name:	Doug Campbell
						& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	None					
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 21, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	The site is large enough and equipped with adequate athletic facilities. The timber play structure has passed its design lifetime and should be replaced. Repairs are needed to the asphalt paving at the south and east sides.	$294,000
2	**Building Exterior**	Brick and precast concrete cladding are generally in good condition. Minor repairs are needed to clean rust stains and seal steel rinforcing to prevent further stains. The metal brise-de-soleil should be repainted. The aluminum window system is in good condition.	$35,000
3	**Building Interior**	Handicapped accessibility must be addressed: an elevator and handicapped washrooms and door hardware. Fire separations should be upgraded. Classes and corridors should be repainted and new flooring should be installed, and millwork should be refinished.	$724,500
4	**Mechanical Systems**	Needs work on controls and heating plant upgrade.	$345,000
5	**Electrical Systems**	The building requires attention in most all areas with the exception of fire alarm ,phone , PA,and security.	$102,500
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 764m2	
	7.2 Science Rooms/Labs	Deficiency: 285m2	
	7.3 Ancillary Areas	Deficiency: 117.1m2	
	7.4 Gymnasium	Deficiency: 347.2m2	
	7.5 Library/Resource Areas	Deficiency: 87m2	
	7.6 Administration/Staff Areas	Deficiency: 296m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 28m2	
	Overall School Conditions & Estim. Costs		$1,501,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	F. I.	3 baseball diamonds and 2 soccer fields Inspection was not possible because of snow cover	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Timber play structure has reached the end of its design lifetime and should be replaced. Asphalt surface at the south and east sides has several cracks - patch; and has heaved next to the east entry - level and repave (30 sq. m.)	$50,000
1.1.4	Site landscaping.	4	North yard is grass with some shrubs - good condition West side has a natural area with native grasses and trees. This appears to be in good condition, although snow cover prevented a thorough inspection.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence encloses the schoolyard on the northeast, east, south and west sides - good condition Painted steel picket fence along northeast sidewalk - good condition Bicycle rack at east side - good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	There appears to be positive drainage from the east, south and west sides. The yard on the north side is flat next to the building, but there is no evidence of snow accumulation or ponding against the wall.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems	
1.1.8	Safety and security concerns due to site conditions.	3	Secluded, partially enclosed area at the east and south sides have little visibility from neighbouring houses and show some signs of graffiti. Improveds lighting should be installed.	$4,000
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	Pedestrian access from sidewalk at Northmount Drive - good Vehicle access on Northmount Drive only; access to parking from Northmount - easily visible and accessible	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roads	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off area. Drop-off is on Northmount Drive at front entry. Northmount is wide enough to accommodate this.	
1.2.4	Fire vehicle access.	3	One street only - Northmount Drive. No access to the east, south or west yards because of fencing. Wider sidewalks required to provide access to rear of building	$12,000
1.2.5	Signage.	4	School name sign on the front wall is clearly visible from the street	
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	25 stalls in the front (northwest) lot with plug-ins; 14 stalls in the rear (southwest) lot with no plug-ins No visitor stalls - 5 minimum required	$25,000
1.3.2	Layout and safety of parking lots.	4	Clear, easily accessible layout, good visibility	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lots, surface drainage Front and rear lots should be paved, with catch basins	$195,000
1.3.4	Layout and safety of sidewalks.	4	Perimeter sidewalks	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks drain to adjacent grass	
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts at front entry	$8,000
Other				
	Overall Site Conditions & Estimated Costs			$294,000

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	All	No evidence of structural problems	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No evidence of structural problems	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No evidence of structural problems	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F. I.	All	Age of the existing roof is unknown. No inspection was done Library ceiling has water stains. Caretaker advises that a leak in this area was patched within the past year. Minor water staining in some upper floor classrooms indicates roof leaking. Canopy above the main north entry doors has leaks along both sides, causing water staining of the brick walls at both sides of the door. Flashings are required on both sides, joined into the brick joints, together with new roofing on the canopy (15 sq. m.)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F. I.	All	No inspection was done.	
2.2.3	Control of ice and snow falling from roof.	N/A	All	Flat roofs	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1963	Library skylights show no evidence of leaks.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1963	Brick cladding on the end walls - good condition Precast concrete panels above and below windows on th north and south faces have approximately 5 instances of exposed steel reinforcing, causing rust stains on the concrete surfaces - clean concrete and seal exposed steel.	$2,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1963	Painted metal brise-de-soleil above the north and south windows is extensively chipped - repaint	$7,500
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 evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No evidence of problems	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No evidence of problems	
Other					

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	Wood doors in aluminum or steel frames. All doors are weathered and peeling - replace with steel doors (16 leaves)	$25,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Replace together with doors (cost included with 2.4.1 above)	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Hardware has reached the end of its usable life, and does not meet handicapped-accessibility standards - replace. See Above - 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Double-pane sealed units in aluminum frames with aluminum exterior sills sills. A good system and well-maintained -no evidence of problems	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	No problems evident - Replace weatherproof seal on all exterior doors. 2.4.1	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems evident	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$35,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	5	All	The structure appears stable	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	The floor appears stable throughout	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	1963	Corridors and classrooms have the original flooring of 9" vinyl tiles. This is beyond its design lifetime and should be replaced. Wood gymnasium floor should be refinished, replace worn baseboards. Shelter/lunch rooms - repair minor cracks in the terrazzo flooring.	$320,000
			1966	Carpet in classrooms and tiles in corridor should be replaced.	
3.2.2	Wall materials and finishes.	3	All	Classrooms and corridors have painted concrete block walls - repaint. Gymnasium has stained acoustic wall panels above the convector cabinets - clean and repaint Washrooms have glazed concrete block surfaces - good condition.	$110,000
3.2.3	Ceiling materials and finishes.	3	1963	Classes, corridors and gymnasium - acoustic tile ceilings - minor replacement of mismatched, loose or damaged tiles required (10%)	
			1966	Corridors and classes have suspended T-bar ceilings with acoustic panels. Auxiliary gymnasium has suspended T-bar ceilings with acoustic panels - replace damaged and mismatched panels	$8,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	All	Classroom doors are wood in metal frames - refinish East corridor has missing corridor doors from existing steel frames - install steel doors Handles are not handicapped-accessible - replace.	$18,000
3.2.5	Millwork	3	All	Original millwork is worn. Replace countertops with p-lam tops, replace sinks with stainless steel units and refinish cabinets. Replace worn wood baseboards in gymnasium	$85,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Blackboards in aluminum frames - good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1963	Gymnasium has retractable climbing bars and basketball hoops	
3.2.8	Washroom materials and finishes.	3	All	Quarry tile washroom floors - good condition Painted GWB ceilings stained - clean and repaint	$3,500
Other		FI	All	Boiler replacement requirements scope and costs to be determined.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible . Non-combustible combination - Concrete floor slabs, concrete frame, concrete block partitions, concrete block/bick exterior walls, open web steel joist/ wood deck roof non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F. I.	1966	Upgrade doors between 1963 and 1966 wings with magnetic holders, confirm continuity of fire separation Install rated steel doors in stairwell enclosures	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F1	All	Corridor walls are concrete block Confirm rating of classroom doors	
3.3.4	Exiting distances and access to exits.	4	All	Exiting distances appear adequate	
3.3.5	Barrier-free access.	1	All	One elevator required for upper floor access Handicapped-accessible washroom stalls required in 6 washrooms Accessible Entry Door	$145,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	Asbestos report attached	$35,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI			
Other					
	Overall Bldg Interior Condition & Estim Costs				$724,500

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		Site drainage consists of grading to swales to run-off to streets.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs and irrigation system for playing fields.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Street hydrant is located at front of school at north end.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and valve system on exposed hose reels tied to building main service.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not applicable.	
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		100 mm service from street. Service runs in chase below slab to boiler room. 50 mm and service to build. Separate metered line run to site irrigation	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic water is copper and is in good shape for the age of the facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water gas fired. New in 1997capacity 36,000 BTUH input.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sewage lift station provided in boiler room for boiler room drainage. Service tied to manicipal mains.	
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).	1		Existing boiler plant consists of one liberty hot water boiler for 1963 school and cast iron sectional boiler for 1966 addition. 1963 boiler is currently in need of replacement due to current leaks and on going tube failures. Due to age of 1966 boilers should also be considered for replacement.	$160,000
4.4.2	Heating controls (including use of current energy management technology.	3		Heating control on boilers consists of packaged boiler indoor/outdoor sensor to step fire boiler modules. See 4.4.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is considered adequate. Chimney is a masonry design.	
4.4.4	Treatment of water used in heating systems.	4		Regular program in place and kept current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		In place and functioning.	
4.4.6	Heating air filtration systems and filters.	4		All air systems have 50 mm filters in place.	
4.4.7	Heating humidification systems and components.	4		No direct humidification in place, however, swamp coolers are used to achieve cooling and humidification. Currently systems are functional.	

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	4		Piping and ductwork in good shape generally. Piping for original 1963 areas could be expected to experience failures due to age, some problems with valves have been reported .	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping generally insulated and intact throughout.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Temperature control is old and gives rise to hot/cold complaints in some areas primarily due to valve failure. See 4.7.1	
4.4.13	Zone/unit heaters and controls.	4		All units are old, but currently performing adequately.	
Other					

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		Air system installed consists of one for 1963 school, one for 1966 addition and each gym has a dedicated system. All units consist of intakes, mixing sections, hot water reheat coils, supply fans and swamp coolers. Units are old but are operating satisfactorily. Some work is required to ensure proper operation of dampers and swamp coolers. Costs shown are for this only.	$25,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Based on unit capacity and assuming minimum 25% outside air CFM/student at 25 students/classroom would be in the order of 12 to 15 CFM.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air is distributed to all areas. Air distribution is good within classrooms. Air change rates based on original design would be in order of 8 air changed in winter and 12 air changes in summer.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust for washrooms is adequate.	
4.5.5	Separation of out flow from air intakes	4		Separation of exhausts and intakes is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Gym kitchen has no exhaust, however no cooking undertaken in space.	
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).	3		Ventilation controls are pneumatic, dampers and coils are pneumatic, systems operate on mixed air and discharge sensor. Outside air dampers have no seperate minimum control and can close on low temperature which could negate minimum ventilation needs.	
4.5.8	Air filtration systems and filters.	4		All systems have 50 mm fiberglass filters.	
4.5.9	Humidification system and components.	N/A		No humidity systems except for swamp coolers.	
4.5.10	Heat exchangers.	N/A		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution in good shape as currently installed.	
Other					
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		Not applicable.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Building controls are pneumatic, no energy management systems, getting old, poor control of air system as to maintaining minimum outside air, no automatic control of summer ventilation fans. Major alarms are tied to off site monitoring. New boiler controls required for replacement of boilers.	$160,000
	Overall Mech Systems Condition & Estim. Costs				$345,000
				Evaluator: Dale Way, Hemisphere Engineering	

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).	3	All	The main service is 37 years old and is past its expected life cycle,although in good condition for its age, it will not allow for future expansion,and if not already will become a maintenance issue regularly.	$20,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	All	The site lighting is very poor and requires a full upgrade.	$4,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The vehicle outlets are of suficient number and in good condition but are not temperature controlled.	$2,500
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).	5	All	The Fire alarm system is newly installed ,current technology, with an up to date graphic plan.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	The emergency lighting system requires additional coverage due to poor spacing.	$3,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	The exit light system does not have a back-up source connected.	$5,000
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.	3	All	The only surge protection is installed on the new panel in the computer lab.	$2,000
5.3.2	Panels and wireways capacity and condition.	4	All	Most panels and wireways are at 70% of capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	These items have been well maintained through regular maintenance.	
5.3.5	Motor controls.	3	All	Some motor starters have been replaced, but more are of original construction and should be replaced.	$5,000
Other		FI	All	Electrical scope and costs to be determined for mechanical changes.	$15,000

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	All	The overall lighting is in poor condition with low lighting levels observed in all areas execpt gymnasiums and main office.	$25,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	There appears to be no PCB's present.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend installation of T-8 Lighting technology and LED type exit lights.The costs for these items have been covered in 5.2.3 and 5.4.1.	
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	All	The phone system is a Northern Telecom Meridian in good condition with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The PA system is incorporated into the phone system.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	The data system is in good condition, but not installed in classrooms.	$20,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	The data system is well installed in a conduit system.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	The telecommunications closets are of adequate size for future expansion and have proper ventilation installed.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	1963	The main server room has no dedicated power for the back board.	$1,000
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			
5.6.2	Intrusion alarms (if applicable).	4	All	The security system is in good condition with good coverage in all areas, it is also externally monitored.	
5.6.3	Master clock system (if applicable).	4	All	The clock system is a Telequartz system in good condition.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				$102,500
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

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**		
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	24		2444	21	80	1680	764	
7.2	Science Rooms/Labs	2		0	3	95	285	-285	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		412.9	2 3	130 90	530	-117.1	
7.4	Gymnasium (incl. gym storage)	1		279.8	1		627	-347.2	
7.5	Library/Resource Areas	1		233	1		320	-87	
7.6	Administration/Staff, Physical Education, Storage Areas			389			685	-296	
7.7	CTS Areas			N/A					
	7.7.1 Business Education			N/A					
	7.7.2 Home Economics			N/A					
	7.7.3 Industrial Arts			N/A					
	7.7.4 Other CTS Programs			N/A					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1546.7			1574	-27.3	
	Overall Space Adequacy Assessment	30		5305.4	31		5701	-395.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments