

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Briar Hill Elementary School			School Code:	205	
Location:	1233 21 Street N.W.			Facility Code:	1469	
Region:	South			Superintendent:	Dr Donna Michaels	
Jurisdiction:	Calgary Public School Board			Contact Person:	Leanne Soligo	
	District No. 19			Telephone:	214-1123	
Grades:	1 to 6			School Capacity:	350	
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	1954	One	2,131.80	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. Wet block is concrete structure with block infill, wood roof and terrazo floor	All-Central steam boiler with unit ventilators in all classrooms and gymnasium. Central exhaust provided. Single low pressure boiler installed in 1952. Unit supplies heat for entire school.	
Additions/ Expansions	1959	One	603.90	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding.	All-Has no air supply system, depends on unit ventilators in both classrooms and gym. Gym has gravity vents for summer use.	
Total			2,735.70			
					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)						
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 21, 1999					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is adequate. Surrounding drainage, gravel surfaces and hard surfaces require regrading and or repair	\$47,500
2	Building Exterior	Exterior windows need replacement. Exterior doors need replacement.	\$60,000
3	Building Interior	Fire separation doors and frames need replacement to meet code requirements.	\$468,000
4	Mechanical Systems	All systems are original. While operating in a satisfactory manner, they may require replacement due to age and current standards for ventilation not being met. Boiler replacement included.	\$325,000
5	Electrical Systems	The installation of new main service CDP type distribution board complete with surge protection, Additional wall pack type exterior lighting, Thermostatically controlled car plugs, New Fire Alarm system, New Emergency and Exit lighting systems, Replacement of aged motor control starters and , Installation of complete new lighting system in teaching areas.	\$79,500
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 3.4m2	
	7.2 Science Rooms/Labs	Surplus: 93.7m2	
	7.3 Ancillary Areas	Surplus: 14.5m2	
	7.4 Gymnasium	Deficiency: 119.5m2	
	7.5 Library/Resource Areas	Surplus: 18.4m2	
	7.6 Administration/Staff Areas	Deficiency: 283.2m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 294.6m2	
	Overall School Conditions & Estim. Costs		\$980,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Site area of 14179.68 m2 including parking, building and playground areas. This is adequate.	
1.1.2	Outdoor athletic areas.	3	Concrete pavers in courtyard area are in good condition. Paved surface adjacent to playground are uneven and cracked.	\$12,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative playground equipment is relatively new and in good condition. Paved play areas are uneven and cracked requiring remedial patching and re-surfacing.	
1.1.4	Site landscaping.	4	Primarily grass	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Perimeter fencing and bicycle racks in good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Surface drainage runs away from building in all directions. Significant ponding occurs in the north west parking lot.Regrade	\$10,000
1.1.7	Evidence of sub-soil problems.	N/A	None	
1.1.8	Safety and security concerns due to site conditions.	3	Lawn on north side of building drains to sidewalk, causing icing.	\$6,000
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 21st street - sidewalk with steps to west (main) entrance. Pedestrian access to four south facing entrances through playground and courtyard. Vehicle access to north parking lot from Twelfth ave.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking access drive is gravel.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off or street lay-by. Drop-off occurs on 21st street N.W. This causes some traffic congestion at peak hours.	
1.2.4	Fire vehicle access.	4	Two streets and parking lot. Also access to south of school through playground.	
1.2.5	Signage.	3	Bus drop-off sign required.	\$2,500
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).	4	29 stalls in two lots, Lot one to the west and Lot two to the north-west of the building. This is adequate.	
1.3.2	Layout and safety of parking lots.	4	Lot one: L-saped lot. 90 degree parking on two sides with one access drive. Lot two: 90 degree parking on two sides with one access drive	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel parking lot, drainage is poor - becomes muddy with rain or snow melt. New gravel and grading is required.	\$4,000
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All sidewalks concrete: north sidewalk recieves run-off from adjacent lawns, causing icing. See Above 1.1.8	
1.3.6	Curb cuts and ramps for barrier free access.	3	No marked and paved handicap stall All handicapped ramps of wood and astro-turf. Replacement advised Main entrance not handicapped accessable.	\$13,000
Other				
	Overall Site Conditions & Estimated Costs			\$47,500

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	1954 1956	Washroom block terrazo has minor cracks, indicating some minor settlement. No remedial action recommended.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	1954 1956	No failures to note	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5	1954 1956	No failures to note	
Other					

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).	FI	1954 1956	Roofs are generally in good condition. No roofing summary available, but building was re-roofed very recently.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1954 1956	Access ladders over firewall required	
2.2.3	Control of ice and snow falling from roof.	N/A		Internal roof drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	FI	1954 1956	Clerestory windows are sound- no rain or water penetration. They are the original wood frame units and will require carefull maintainance to maintain performance.	
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).	4	1954 1956	Clapboard siding, though holding paint and generally sound, show signs of age on west facing courtyard elevation. Stucco upper portion of façade is in adequate condition, showing sporadic hairline cracks and some staining. Careful maintenance required.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1954 1956	no failures to note	
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	1954 1956	no failures to note	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1954 1956	Internal roof drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1954 1956	no failures to note	
Other		FI		Scope of work required for mechanical equipment (boiler, etc.) removal / replacement and costs not determined.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All exterior doors are of wood with wood frames with some paint peeling and chipping at base. Requires replacement with steel frames and metal doors at all six locations.	\$33,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	All hardware original and in need of replacement to current standards at all six entrances.	\$8,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Worn condition and in need of replacement to suit current standards at all six entrances.	\$4,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Majority original. Well maintained. Windows on west facing side of courtyard show some signs of leaks and/or condensation, resulting in paint peeling. Careful maintenance required to maintain performance.	\$15,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Original. Careful maintenance required to maintain performance.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	no failures to note	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$60,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Wood finishes chipped and/or cracked showing minor settlement. No remedial structural work recommended.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Terrazzo floor at washroom block shows some signs of settlement through minor cracks. No remedial structural work recommended.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Some tile at thresholds between rooms is lifting and chipped. All floortile in hallways needs replacing. Gymnasium floor in need of refinishing. All classroom linoleum and carpet needs replacing.	\$185,000
3.2.2	Wall materials and finishes.	3	All	Gymnasium wall wood wainscotting needs refinishing. Gymnasium fibre board above wainscotting need replacement. All classroom and hallway wall surfaces need re-painting.	\$42,000
3.2.3	Ceiling materials and finishes.	3	All	Gymnasium tile ceiling is acoustic tile. Must be resurfaced due to hard use. Washroom block (girls and boys shelter) ceiling needs replacement.	\$24,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	2	All	All original equipment. Doors at fire separations need replacement with rated doors and frames on magnetic hold-opens to meet current code and safety standards. All interior door hardware needs upgrading to barrier-free standards.	\$20,000
3.2.5	Millwork	3	All	All millwork worn, chipped, scratched or broken. All classroom, library, and ancillary area millwork in need of refinishing and repair.	\$125,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	All in adequate condition. Painted board ledge elements to be resurfaced to control lead paint.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	3	All	Terrazzo floors have minor cracks. Mosaic tile in washrooms showing wear, with minor chips and surface irregularities. High level of maintenance required. All ceilings and painted wall surfaces require re-painting.	\$18,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p><i>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</i></p> <p>Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>Exiting distances and access to exits.</p> <p>Barrier-free access.</p> <p>Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		Bldg. Section	Description/Condition	
		FI	All	Abestos is used extensively in materials. A removal/encapsulation program is required	
3.3.1		4	All	Building is of cumbustable wood frame construction with no sprinkler wystem .	
3.3.2		3	All	Fire separations at classroom wings is inadequate. Existing unrated metal door with latch hold opens need replacement with rated doors and frames with magnetic hold-opens.	\$12,000
3.3.3		FI	All	Corridor walls typically of wood frame costruction with plaster finish. Concrete block is utilized in washroom block.	
3.3.4		FI	All		
3.3.5		2	All	Barrier free ramps exist at all entrances except main at 21st street. Wood and astro-turf ramps may need maintenance and repair, or replacement with metal items. Barrier free doors and hardware required. Washrooms have no accessible stalls. No lever door handles.	\$42,000
3.3.6		FI	All	Feb. 1999 Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education. Asbestos used extensively - see above Millwork and baseboards may contain lead paint	
3.3.7		FI	All		
	Overall Bldg Interior Condition & Estim Costs				\$468,000

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.	
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 fire hydrant is located adjacent to school.	
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 hose reels tied to building 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 to 50 mm. Service to building tied to municipal service.	
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 is copper and is in good shape for age of the facility. Lines are not insulated.	
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 new self contained hot water gas fired 38,000 BTUH input.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains, lift station only for boiler room.	
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		Single low pressure boiler installed in 1952. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.	\$110,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are all pneumatic and to a large extent original. No current energy technology is employed. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	

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	3		School is all steam distribution and should be considered for replacement along with boiler. Piping is generally good. See Section 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Generally steam piping insulated throughout, condensate lines are not and should be done if system is kept.	\$10,000.00
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Unit ventilators have mixing sections throughout and are prone to problems related to fresh air operations as well as proper distribution in rooms. See 4.4.1 & 4.5.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Subject to some areas of discomfort due to unit ventilator performance and lack of any air in some areas. General office is good example. See 4.5.1	
4.4.13	Zone/unit heaters and controls.	4		Generally ok.	
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		Has no air supply system, depends on unit ventilators in both classrooms and gym. Gym has gravity vents for summer use.	\$110,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Could be acceptable if unit ventilators actually maintain outside air minimum, however unlikely. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Design of unit ventilators would give 6 to 7 air changes. This is less likely now due to age of equipment. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	2		School has one central exhaust fan which exhausts classrooms, storage areas, and washrooms through common system. Gym has separate exhaust fan.	\$30,000.00
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intakes is acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		Not applicable.	
Other					

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).	3		School has no ventilation controls. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Unit ventilators have fiberglass filters.	
4.5.9	Humidification system and components.	N/A		Not applicable.	
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		Exhaust distribution ductwork is good shape.	
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).	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, getting old. Major alarms are tied to off site monitoring.	\$65,000.00
	Overall Mech Systems Condition & Estim. Costs				\$325,000.00
				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 underground fed 120/208v, 3 ph, 4 wire 400 amp it is of original construction and is due to be replaced.	\$20,000.00
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.	\$4,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The vehicle plug-ins do not have temperature control.	\$2,500.00
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).	1	All	The fire alarm system is of out dated technology and does not meet current code requirements and requires a full upgrade.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	The Emergency lighting system provides poor coverage and batteries are very old, and require upgrade.	\$3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	All	The exit light system does not have a back-up source connected.	\$5,000.00
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.	\$2,000.00
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.	\$3,000.00
Other		FI	All	Allow for electrical portion of Mechanical controls upgrade	

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 except gymnasiums and main office.	\$25,000.00
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 the installation of T-8 lighting technology and LED type exit lights the cost for this item is covered in items 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).	4	All	The data system is cat 5 and installed to all classrooms.	
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).	4	1963	The computers are fed from a dedicated panel with adequate circuit distribution, all hubs and servers have dedicated 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		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				\$79,500
			Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates		

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>	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			\$0

School Facility Evaluation Project
Part IV - Additional Notes and Comments

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		796.6	10	80	800	-3.4	
7.2	Science Rooms/Labs	2		188.7	1	95	95	93.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		324.5	1 2	130 90	310	14.5	
7.4	Gymnasium (incl. gym storage)	1		353.5	1	430 43	473	-119.5	
7.5	Library/Resource Areas	1		178.4	1	160	160	18.4	
7.6	Administration/Staff, Physical Education, Storage Areas			97.8			381	-283.2	
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)			796.2			1090.3	-294.1	
	Overall Space Adequacy Assessment	16		2735.7	16		3309.3	-573.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments