	School Name:	Bridgeland Elementary School				School Code:	9206
	Location:					Facility Code:	1470
	Region:	South				Superintendent:	Dr Donna Michaels
	Jurisdiction:	Calgary Public School Board				Contact Person:	Leanne Soligo
		District No. 19				Telephone:	214-1123
	Grades:	Kindergarten to 6				School Capacity:	175

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	1912	3	1,346.00	Masonry-brick perimeter walls, wood floors and interior partitions with plaster finish, shingled wood frame roof.	Central system boiler, upgraded in 1995. Central air system currently very old and not functioning.	
Additions/ Expansions	1961	1	552.8 Total 1898.8	Concrete frame structure with concrete block infill walls, flat wood frame roof.	Tied to existing boiler system but uses steam to hot water exchanger to provide hot water heating. No ventilation systems other than exhaust fan in gym and washroom exhaust.	

						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					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Surrounding drainage and hard surfaces require substantial repair and replacement.	$199,500
2	**Building Exterior**	All exterior surfaces in need of repair or replacement, including flashing, metal cornicework, soffits, etc. Brick joints deteriorated, to be re-pointed. Exterior windows and doors need maintenance repair and/or replacement. Roof shows signs of extensive leakage and ponding.	$729,000
3	**Building Interior**	All surfaces worn and in need of replacement or repair. Millwork mismatched and inadequate. Doors ,frames and hardware worn and inoperable. Fire separation doors and frames need replacement to meet code requirements.	$626,000
4	**Mechanical Systems**	New boiler has been installed, however steam distribution needs replacement and proper air systems and controls installed.	$258,000
5	**Electrical Systems**	All electrical systems be upgraded in this facility.	$173,500
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 517m2	
	7.2 Science Rooms/Labs	Deficiency: 95m2	
	7.3 Ancillary Areas	Deficiency: 228.7m2	
	7.4 Gymnasium	Deficiency: 82.3m2	
	7.5 Library/Resource Areas	Surplus: 139.5m2	
	7.6 Administration/Staff Areas	Deficiency: 195.2m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 428.6m2	
	Overall School Conditions & Estim. Costs		$1,986,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	N/A Overall site area unavailable, however, sloping of site clearly does not allow large flat playing areas for soccer or baseball.	
1.1.2	Outdoor athletic areas.	3	Concrete entry pavers worn and uneven. Paved surfaces to south and east of school are generally uneven, stained and cracked, in need of replacement and repair.	$36,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative playground equipment is relatively new and in good condition.	
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	Large hill to rear of school drains to paved asphalt playground, then over sidewalk to street. At front, landscape drains over front entry walkway, the to sidewalk. Re-routing of water would entail extensive landscaping.	$25,000
1.1.7	Evidence of sub-soil problems.	N/A		
1.1.8	Safety and security concerns due to site conditions.	2	Scale of 1961 addition allows potential access to roof, as evidenced by poor condition fencing around this area.	$10,000
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 west (main) entrance.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	On site surface lane is asphault. Stained, cracked and uneven, requiring substantial repair and resurfacing.	$16,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	No on-site bus drop-off or street lay-by or bus only signage. See 1.2.5	
1.2.4	Fire vehicle access.	4	Two streets and and rear service lane between school and playground.	
1.2.5	Signage.	3	Provide drop-off signage	$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).	2	No parking available on site. All parking facilitated on side streets.Provided 20 stalls.	$80,000
1.3.2	Layout and safety of parking lots.	N/A		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	N/A		
1.3.4	Layout and safety of sidewalks.	2	Entry sidewalk in advanced state of disrepair. Replace.	$12,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All sidewalks concrete: west and south sidewalk recieve run-off from adjacent lawns, causing icing.	$4,000
1.3.6	Curb cuts and ramps for barrier free access.	2	No provisions for barrier free access. Ramp to front entry necessary.	$14,000
Other				
	Overall Site Conditions & Estimated Costs			$199,500

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).		1912	Floor structure seems sound as evidenced by the current condition of existing finishes.	
		5	1961	Floor structure seems sound as evidenced by the current condition of existing finishes.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).		1912	Wall structure shows no signs of major structural failure or movement.	
		5	1961	Wall structure shows no signs of major structural failure or movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).		1912	Roof structure shows no signs of major structural failure or movement.	
		Fl	1961	Roof shows significant ponding which may imply structural shifts. Substantial membrane failure in this area also points to possible 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**		
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	1912 1961		
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI			
2.2.3	Control of ice and snow falling from roof.	FI			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA			
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	1912	Brick and masonry surfaces are in need of complete and thorough renovation. Re-pointing of mortar in all locations, Various unit brick and sandstone replacement is necessary. All flashing and miscelaneous metalwork needs replacement or renovation, including metal panel infills and metal cornice work.	$120,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1912	All flashing and miscellaneous metalwork needs replacement or renovation, including parapet flashing and metal cornice work.	$20,000
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	1912	Extensive heat loss can in part be sourced to building envelope failure. This points to a clear need for substantial interior envelope, insulation and membrane replacement.	$250,000
2.3.4	Interface of roof drainage and ground drainage systems.	2	1912 1961	No evidence of roof drainage problems. Extensive pooling on roof in locations not serviced by scuppers and/or downspouts. Downspouts exit at perimeter foundation wall.	$24,000
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2		There is extensive evidence of building envelope failure through cracks, waterstains and dust. All interior surfaces need extensive renovation.	$80,000
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).	2		All exterior doors are of wood with wood frames and in need of replacemt to meet current standards and safety requirements.	$24,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		All exterior door hardware is in worn condition and in need of replacement.	$8,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2		All exit door hardware is in worn condition and in need of replacement.	$3,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		All exterior windows are in need of replacement. All windows show signs of deterioration, paint peeling, damaged seals , etc.	$175,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		All exterior window accessories are in need of replacement.	$25,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	FI			
Other					
	Overall Bldg Exterior Condition & Estim Costs				$729,000

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).		1912	Extesive cracking of original lath and plaster finishes and newer work.	
		3	1961	No failure noted	$48,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).		1912	Uneven floor shows signs of movement.	
		3	1961	Uneven floor shows signs of movement.	$12,000
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.		1912	All floor materials extensively worn, except where recently replaced in ECS. Existing linoleum and tile floors worn and/or chipped and some contain asbestos.	
		3	1961	Floor tiles uneven and cracked/chipped in several locations, except home ec. Room.	$125,000
3.2.2	Wall materials and finishes.		1912	All painted surfaces in need of repair or repainting except recently renovated basement area. All trim other millwork elements in need of extensive refurbishment and/or replacement.	
		3	1961	Gymnasiun newly cased to cover material containing asbestos, with unfinished plywood panels. These need finishing. Fibre board panels above need replacement, interior partitions need replacement. Concrete block walls in need of re-painting.	$34,000
3.2.3	Ceiling materials and finishes.		1912	All ceiling finishes need extensive refurbishment / replacement. Cracked, chipped and deteriorating plaster, peeling paint, stained and missing tiles are evident in all locations.	
		3	1961	Extensive water damage on ceilings in all locations. Many ceiling tiles damaged, stained, or missing.	$57,000

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.	2	1912	All interior hardware worn and in need of replacement. All interior doors need refinishing and refurbishment	$56,000
3.2.5	Millwork	2	1912 1961	All millwork is very old, mismatched and inadequate in worn, chipped and scratched condition. In need of comprehensive replacement and refurbishment. Most millwork is worn, chipped and scratched condition, except in home ec. Room.	$80,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Aluminium blackboards installed over existing wood.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	2	All	Washrooms in need of extensive refurbishment and replacement to meet current standards. All materials worn and or damaged. Toilets recently replaced. Inadequate ventilation and no barrrier free access.	$45,000
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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	FI	1912 1961	Masonry perimeter construction, combustible structure and interior partitions. Non-sprinklered. Non-combustible floors and walls. Wood roof structure. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	1912	Fire separations are inadequate or non-existant. New fire doors, frames , smoke separations, etc. should be installed based on further life-safety systems study.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	1912 1961	All interior partitions are wood frame construction with plaster finish, including corridor and staircase walls. Corridor walls concrete block.	$24,000
3.3.4	Exiting distances and access to exits.	FI		Further study necessary	
3.3.5	Barrier-free access.	2	1912 1961	No barrier access to any classrooms or major spaces. No barrier free access through entries or barrier free facilities in washrooms. Needs barrier free addition/renovation incl. elevator. Access into building at public level from rear entry. Barrier free doors and hardware needed.	$145,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	NA	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	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI		Millwork and baseboards may contain lead paint	
Other					
	Overall Bldg Interior Condition & Estim Costs				$626,000

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 grading 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 valve system with hose reels in corridors 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		50 mm service from street to 50 mm domestic water meter and service take off to building standpipe and hose system.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	2		No approved backflow protection on domestic water service or line tied to fire hoses.	$8,000.00
4.3.4	Piping and fittings.	3		All piping on domestic water is copper and prone to leaks due to the age of the facility, specifically in 1921 building. Some repair and piping replacement is required.	$20,000.00
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 in boiler room. 38,000 BTUH input with integral storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary tied to municipal services.	
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		Boiler (1) was replaced in 1994-95 along with new pumps and heat exchanger for 1961 addition.	
4.4.2	Heating controls (including use of current energy management technology.	3		Controls are old, pneumatic based, no current energy technology. 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		1921 school is all original steam heating units with poor controls, should be upgraded. Cost for 1921 portion only.	$50,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		Generally piping insulated throughout.	
4.4.10	Heat exchangers.	4		New in 1994-95 for 1961 wing.	
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		On going problems with proper temperature control. See 4.4.8 & 4.7.1	
4.4.13	Zone/unit heaters and controls.	3		Same as 4.4.12, See 4.4.8 & 4.7.1	
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.	2		1912 portion has central air handling unit with single supply fan, heating coil, mixed air and individual zone supply to classrooms. Depends on Gravity relief system, unit is not functional and in addition has poor distribution. 1961 addition has exhaust only for gym which is ineffective.	$95,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Generally outside air to classrooms is inconsistent. Operable windows help. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Air changes are poor to non-existing. Openable windows can be used. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		Exhaust for washrooms and general areas is poor.	$20,000.00
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**	
	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 system have pneumatic controls but are operated manually as to stop/start, no minimum position for outside air dampers, generally poor. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Systems have 50 mm fiberglass filters.	
4.5.9	Humidification system and components.	3		1921 system has pan humidifier which is not used and of poor design.	$10,000.00
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).	2		Generally distribution ductwork is old and needs replacement. See 4.5.1	
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, are old, poor control of existing air system and steam heating.	$55,000.00
	Overall Mech Systems Condition & Estim. Costs				$258,000.00
				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	1912	The main distribution is overhead fed to an electrical closet on the main floor of the original building, this building is fed with 2 services to this area one is 120/208v,1ph,200 amp and the other is 120/208v,1ph,60 amp.	$30,000.00
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 outlets are not sufficient in number or controlled	$3,500.00
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 very old technology, and provides very little protection, with very poorly spaced signaling devices.	$25,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	The emergency lighting system requires additional coverage due to poor spacing.	$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.	$6,000.00
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	There is no surge protection installed.	$2,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Most panels and wireways are at or beyond capacity.	$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Most of the general wiring devices are well beyond their expected life cycle and are due to be replaced.	$5,000.00
5.3.5	Motor controls.	3	All	Some motor starters have been replaced, but more are of original construction and should be replaced.	$5,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	The overall lighting is in poor condition with low lighting levels observed in all areas execpt gymnasiums and main office.	$35,000.00
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 trechnology and LED type exit lights, thesecosts would be covered in item 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).	3	All	The PA system is an older model Dukane which has required considerable maintenance and should be replaced.	$10,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	There is a data system installed in the basement computer lab which is well installed but there is no data cabeling to the classrooms.	$20,000.00
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).	3	All	There is no wiring closet .	$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	All equiptment in the computer lab appears to have dedicated power.	
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).	3	All	The security system is very old with out of date devices, that should be replaced with more reliable type.	$5,000.00
5.6.3	Master clock system (if applicable).	N/A			
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				$173,500.00
				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			$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8		547	4	80	560	-13	
7.2	Science Rooms/Labs			0	1	95	95	-95	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			81.3	1 2	130 90	310	-228.7	
7.4	Gymnasium (incl. gym storage)	1		192.7	1	250 25	275	-82.3	
7.5	Library/Resource Areas	1		106.4	1		100	6.4	
7.6	Administration/Staff, Physical Education, Storage Areas			63.8			259	-195.2	
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)			907.6			479	428.6	
	Overall Space Adequacy Assessment	10		1898.8	10		2078	-179.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments