

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Buchanan Elementary School			School Code:	207	
Location:	3717 Centre St. N.E.			Facility Code:	1471	
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:	375	
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	1951	One	2,148.40	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. North(centre) block is concrete structure with block infill, wood roof and terrazzo floor	Single low pressure boiler installed in 1951. Unit supplies heat for entire school. Has no air supply system, depends on unit ventilators in both classrooms and gym. Gym has gravity vents for summer use. Office area and staff room have separate air handling units to provide ventilation and air circulation only.	
Additions/ Expansions	1954	One	607.90	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding.	See Above	
	Total		2,756.30			
					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. Asphalt paving in courtyard and north & West sides is broken-replace. Gravel parking lot should be paved with asphalt with catch basins for U/G drainage .	\$224,500
2	Building Exterior	Stucco suface has numerous cracks-repair. All exterior windows require recaulking, repair and or replacement.	\$392,000
3	Building Interior	Fire separation doors and frames need replacement to meet code requirements. Classroom floor finishes require replacement.	\$405,000
4	Mechanical Systems	School requires upgrade to boiler plant, school ventilation and controls.	\$380,000
5	Electrical Systems	The building requires uprades in most all areas with emphasis on Fire Alarm and Emergency lighting.	\$104,500
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 310m2	
	7.2 Science Rooms/Labs	Deficiency: 106.4m2	
	7.3 Ancillary Areas	Deficiency: 150.4m2	
	7.4 Gymnasium	Deficiency: 203m2	
	7.5 Library/Resource Areas	Deficiency: 285.4m2	
	7.6 Administration/Staff Areas	Deficiency: 154.4m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency:24.9m2	
	Overall School Conditions & Estim. Costs		\$1,506,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site area of 20092.58 sq. m. is adequate for a school of this size	
1.1.2	Outdoor athletic areas.	3	Paved surfaces are uneven and cracked. Grass area with soccer field and two baseball diamonds is adequate. Surface condition unknown.	\$33,000
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. Condition unknown- inspection not possible due to snow cover. Some trees and shrubs to east of building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Perimeter fencing require repainting. Decorative fencing at landscaped area east of building to be repainted..	\$4,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage runs away from building in all directions. Significant ponding occurs in the parking lot.	
1.1.7	Evidence of sub-soil problems.	4	No Problems evident	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Pedestrian access from Centre Street - sidewalk with steps to east (main) entrance. West entrance accessible through parking lot from Centre B Street. Pedestrian access to four south facing entrances through playground and courtyard. Vehicle access to parking lot from Centre B Street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No onsite roads	
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 Centre B Street. 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.	\$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	Approximately 85 stalls	
1.3.2	Layout and safety of parking lots.	4	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 poor - becomes muddy with rain or snow melt. Provide asphalt paving with catch basin to underground drainage.	\$175,000
1.3.4	Layout and safety of sidewalks.	4	Perimeter sidewalks on city land	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All sidewalks concrete: south sidewalk receives run-off from adjacent lawns, causing icing.	\$12,000
1.3.6	Curb cuts and ramps for barrier free access.	3	No marked and paved handicap stall-provide as part of repaving -see 1.3.3 above. Concrete handicapped ramp at west entrance. Main entrance not handicapped accessible. see 1.3.3-above	
Other				
	Overall Site Conditions & Estimated Costs			\$224,500

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Central (north) block terrazzo and classroom linoleum has minor cracks, indicating some settlement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Drywall partitions show cracks, indicating some movement in the structure.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	FI	All	South exterior walls of class-room wing show drywall warpage, indicating some building envelope movement and resulting moisture problems. May Indicate structural movement.	
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	All	Roof was replaced in 1994. No signs of roof or membrane failure in the interior. Caretaker advises that no inspection of the roof was done.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI		No inspection done.	
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roofs throughout.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	All	Clerestory windows(centre north block) show some water penetration. Original units need replacement.	\$24,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	All	North, south and west faces of building have been re-stuccoed. All stucco shows damage through hairline cracking and staining. Some impact damage is evident at corners and on north wall near the playground. Stucco requires patching and painting. Original brick element at main entry in good condition.	\$72,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	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	All	No failures to note	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal roof drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Upper portions of south walls in class-room wings show drywall warpage, indicating some building envelope movement and moisture problems. -replace drywall, provide proper exterior weather seals at walls and roof (included in sections 2.2.1 and 2.3.1)	\$16,000
Other					

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, requiring replacement with metal items. Some paint peeling and chipping at base. Weather seals are significantly compromised needing replacement.	\$45,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	All hardware original-in worn condition and in need of replacement.	\$6,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	All exit hardware in worn condition and in need of replacement.	\$4,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Majority original. Substantial failure of all windows with inadequate weatherseal, failing caulking, some rotting of wood, peeling paint, . All show signs of leaks and/or condensation Replace entire window system with new aluminum frame system including insulated spandral units in upper portion and double pane sealed units below.	\$225,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Original. Worn. In need of replacement. See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		Included in 2.2.1 & 2.3.1 above	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$392,000

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).	3	All	Cracks appear above 50-60% of classroom doors. Patch and repaint. See 3.2.2 Below	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Terrazzo floor in north wing shows some signs of settlement through minor cracks. Linoleum shows cracks and separation in classrooms.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Gymnasium floor in need of refinishing. All classroom linoleum and carpet needs replacing Some tile at thresholds between rooms is lifting and chipped. All floor tile in hallways must be replaced.	\$180,000
3.2.2	Wall materials and finishes.	3	All	Gymnasium wall wood wainscoting needs refinishing. Gymnasium fibre board above wainscoting needs replacement. All corridor and classroom walls need re-painting. Water stains on gable end walls in classrooms.	\$45,000
3.2.3	Ceiling materials and finishes.	3	All	Ceiling tile in gym needs replacing with wood or metal.	\$25,000

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	Doors at fire separations need replacement with rated doors and frames and magnetic hold-opens to meet code and safety standards.	\$34,000
3.2.5	Millwork	3	All	All millwork is original and needs refinishing and new surface p-lam.	\$65,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Whiteboards have been fitted in existing wood frames	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	No inadequacies noted.	
3.2.8	Washroom materials and finishes.	3	All	Washroom materials and fixtures are all original and in working condition. Mosaic tile on floor shows some chipping and wear and requires replacement. Ceilings and walls need repainting. See attached report.	\$24,000
Other		FI		Architectural scope and cost for mechanical upgrades to be determined.	

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>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		4	All	Building is of combustible wood frame construction with no sprinkler system	
		2	All	Fire separations at classroom wings is inadequate. -unrated metal door with latch hold opens. Requires installation of rated doors and frames in rated wall with magnetic hold-open doors. See above 3..2.4	
		4	All	Corridor walls typically of wood frame construction with plaster finish, except north wing washrooms: concrete block..	
		FI	All	further study required	
		2	All	Barrier free ramps exist at only at west entrance. Barrier free doors and hardware required. Washrooms have no accessible stalls. No lever door handles.	\$32,000
		FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education. Asbestos used extensively - copy of report attached.	
		FI	All	Millwork and baseboards may contain lead paint	
	Overall Bldg Interior Condition & Estim Costs				\$405,000

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 meters. 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 1951. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.	\$125,000
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 steam system is kept.	\$10,000
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. Several areas have no control of heating units. See 4.5.1	
4.4.13	Zone/unit heaters and controls.	4		Generally ok, except control is poor.	
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. Office area and staff room have separate air handling units to provide ventilation and air circulation only.	\$135,000
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
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, except for office and staff units. 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.	\$80,000
	Overall Mech Systems Condition & Estim. Costs				\$380,000
				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 underground fed 120/208v,3 ph,4,wire 400 amp it is of original construction and is due to be replaced.	\$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 plug-ins do not have temperature control.	\$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).	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
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
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
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.	\$3,000
Other		FI	All	Electrical portion scope and price of Mechanical upgrades to be determined.	

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
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).	3	All	There is a data system installed in the library but nothing to the 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).	3	All	If data wiring is added to the classrooms an additional wiring closet will need to be added. The existing closet is in good condition but not of adequate size for future.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1954	The hub is supplied by a separate circuit and computers appear to have dedicated circuits as well.	
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				\$104,500
			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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14		1190.4	11	80	880	310.4	
7.2	Science Rooms/Labs	1		83.6	2	95	190	-106.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		159.6	1 2	180 90	310	-150.4	
7.4	Gymnasium (incl. gym storage)	1		270	1	430 43	473	-203	
7.5	Library/Resource Areas	1		79	1	150	180	-101	
7.6	Administration/Staff, Physical Education, Storage Areas			102.6			388	-285.4	
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)			871.1			896	-24.9	
	Overall Space Adequacy Assessment	19		2756.3	18		3317	-560.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments