

School Name:	Cambrian Heights Elementary School			School Code:	208	
Location:	640 Northmount Dr.N.E.			Facility Code:	1472	
Region:	South			Superintendent:	Dr Donna Michaels	
Jurisdiction:	Calgary Public School Board			Contact Person:	Leanne Soligo	
	District No. 19			Telephone:	214-1123	
Grades:	Kindergarton to 6			School Capacity:	525	
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	1957	One	1,839.10	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	Central steam boiler with unit ventilators,central exhaust fan.	
Additions/ Expansions	1961	One	311	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding.	Steam fed from 1957 boiler to convert to hot water, central air supply system.	
	1967	One	1142.7	Concrete slab on grade, wood frame construction above, except at exit corridor and party walls where concrete block is used.		
	Total		1,839.10			
					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)	N/A					
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 repair, parking lot requires re-surfacing.	\$103,000
2	Building Exterior	Stucco surface of building exterior requires repair and refurbishment. All exterior windows require recaulking, repair and or replacement.	\$348,000
3	Building Interior	Fire separation doors and frames need replacement to meet code requirements. Classroom and hallway floor finishes require refurbishment or replacement. All wallsurfaces require painting.	\$520,000
4	Mechanical Systems	1957 portion should have boiler plant replaced and ventilation systems added. 1967 portion is in good shape.	\$395,000
5	Electrical Systems	The building requires upgrades in most all areas with emphasis on Fire Alarm and Emergency lighting.	\$131,000
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 92.2	
	7.2 Science Rooms/Labs	Deficiency: 104.5m ²	
	7.3 Ancillary Areas	Deficiency: 138.9m ²	
	7.4 Gymnasium	Deficiency: 193.4m ²	
	7.5 Library/Resource Areas	Deficiency: 54.5m ²	
	7.6 Administration/Staff Areas	Deficiency: 237.6m ²	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 324.5m ²	
	Overall School Conditions & Estim. Costs		\$1,497,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site area of 1.52 Ha = 3.77 acres Site alone is too small but there is access to the adjacent Cambrian Hts Community Fields.	
1.1.2	Outdoor athletic areas.	3	Paved surfaces are uneven and cracked. Asphalt in south courtyard is uneven and cracked. Resurface 2700m ²	\$24,000
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 some shrubs along west side.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Perimeter fencing requires repainting. Pipe Rail fence along sidewalk at west side does not meet code requirements-replace 70m.	\$12,000
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. Paving cost included in 1.3.3	
1.1.7	Evidence of sub-soil problems.	4	None Visible	
1.1.8	Safety and security concerns due to site conditions.	4	None Apparent	
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 Northmount drive - sidewalk with steps to west (main) entrance. Pedestrian access to five south facing entrances through playground and courtyard. Vehicle access to parking lot from Cornwallis Drive.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on site drives.	
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 Northmount Drive.	
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	\$2,000
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	18 stalls in one lot.	
1.3.2	Layout and safety of parking lots.	4	90 degree parking on two sides with central access drive. Parking lot is a considerable distance from school.	
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. Pave with asphalt C/W catchbasin	\$45,000
1.3.4	Layout and safety of sidewalks.	5	No inadequacies noted. City sidewalks on west, south and east sides	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All sidewalks are of concrete: south sidewalk receives run-off from adjacent lawns, causing icing. Grade play area to intercept water and divert to sewer by catchbasin in parking area.	\$12,000
1.3.6	Curb cuts and ramps for barrier free access.	3	No marked and paved handicapped stall Main entrance not handicapped accessible. Provide ramp from sidewalk down to entry level. Handicapped access through 1967 addition and northwest entrances.	\$8,000
Other				
	Overall Site Conditions & Estimated Costs			\$103,000

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 problems evident	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Minor step crack in west firewall in courtyard. Generally Good.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems evident	
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).	F.I.	1959 1961 1967	Roof replaced more than a decade ago. No failure noted. Roof replaced four years ago and shows no sign of failure. No inspection was done.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI		No inspection was 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).	N/A	all	No Skylights	
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, efflorescence, water stains).	3	All	Building has been re-stuccoed two years ago and shows no signs of failure. Wood siding on exterior re-painted or replaced two years ago in the courtyard and southwalls of the 1957 and 1961 wings. Plywood panels showing signs of failure: paint peeling and material delamination. Repair where necessary-replace with prefinished panels,100m2. Original brick element at main entry in good condition.	\$12,000
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.	4	All	Internal roof drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No signs of failure.	
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	All exterior doors are of wood with wood frames -replace with metal doors and frames Some paint peeling and chipping at base. 8 Pairs.	\$32,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	All hardware original -worn condition.-replace	\$8,000
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).	3	All	Original unsealed double pane windows in wood frames. Many units have peeling paints water damage. Replace with aluminum system including spandrel panels for upper portions.	\$292,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Original. See 2.4.4.	
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					\$348,000

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 indicating the possibility of some minor movement.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Terrazzo floor at north wing shows some signs of settlement through minor cracks. Linoleum shows cracks and separation in classroom wings showing some movement.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	All interior floor finishes are in worn. Existing floor tiles are chipped at thresholds and contain asbestos. All floor tiles and linoleum need replacement. Concrete floors in good condition	\$195,000
3.2.2	Wall materials and finishes.	3	All	Painted Gypsum board walls -repaint. Replace gymnasium upper wall with wood or hardboard panel	\$48,000
3.2.3	Ceiling materials and finishes.	3	All	Ceiling tile in gym needs replacing with wood or metal. Classroom and hallway ceiling material in good condition.	\$16,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section		
3.2.4	Interior doors and hardware.	3	All	Doors at fire separations need replacement with rated doors and frames on magnetic hold-opens to meet code and safety standards. 4 Pairs.	\$16,000
3.2.5	Millwork	3	All	All millwork is original and needs refinishing and new surface p-lam.	\$140,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Original blackboards and frames. Replace with Whiteboards	\$45,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Gym has climbing bars and basketball hoops.	
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 should be replaced. Ceilings need repainting.	\$35,000
Other		FI		Architectural scope and costs to accommodate mechanical to be determined.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p>Health and Safety Concerns --- <i>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>		Bldg. Section	Description/Condition	
3.3.1		3	All	Building is of combustible wood frame construction with no sprinkler system and inadequate fire separations	
3.3.2		2	1957 1961	Fire separations at classroom wings are inadequate. - unrated metal door with latch hold opens. Requires installation of rated doors and frames in rated wall with magnetic hold-open doors. See 3.2.4	
3.3.3		4	All	Corridor walls typically of wood frame construction with plaster finish, unless where concrete block is utilized (north wing).	
3.3.4		FI	All	further study required	
3.3.5		2	All	No dedicated barrier free entrance. Barrier free doors and hardware required. One handicapped washroom. No lever door handles.	\$25,000
3.3.6		FI	All	Asbestos report prepared by Environmental Health Professionals for the Calgary Board of Education. Asbestos used extensively .	
3.3.7		FI		Millwork and baseboards may contain lead paint- see attached report.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$520,000

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 in 1957/61, portion and hose in cabinet for 1967 addition.	
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.	2		All piping on domestic is copper and is in good shape for age of the facility. Lines are not insulated. Cast iron drainage in crawl spaces are failing in some areas and need replacement. Costs are for this only.	\$30,000.00
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 new self contained hot water gas fired 36,000 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 1957 portion of 6,000 MBH capacity. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement. Burner was converted to force draft and currently operates efficiently. 1967 addition is fed from steam boiler by converting steam to hot water for heating. Cost is for original portions only.	\$100,000.00
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		Original school is all steam distribution and should be considered for replacement along with boiler. Piping is generally good. 1967 addition is all hot water and is in good shape and can be maintained. See Section 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Generally piping insulated throughout, condensate lines are not and should be done if system kept.	\$10,000.00
4.4.10	Heat exchangers.	4		Shell and tube heat exchanger for 1967 addition is in good shape and requires only on-going maintenance.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Unit ventilators in 1957/61 sections 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 air in some areas. 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
			Bldg. Section	Description/Condition	
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	3		1957/61 portions have no air supply system, depends on unit ventilators in both classrooms and gym. Gym has gravity vents for summer use. General office has separate air system but is not used due to noise. 1967 portion has central air system supply/return fans, heating coil and evaporative humidity system. Cost is for 1957/61 portion.	\$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. 1967 portion would be satisfactory if minimum outside air is controlled at low ambient. See 4.5.1 & 4.7.1	
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. Air changes in 1967 portion are in the 8 to 10 air change range. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	2		1957/61 portion has one central exhaust fan which exhausts classrooms, storage areas, and washrooms through common system. Gym has separate exhaust fan. Needs upgrade to dedicated exhaust systems.	\$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).	3		No exhaust in kitchen beside gym.	\$5,000.00
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.5	Ventilation Systems (cont'd) <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 limited ventilation controls of pneumatic design. Systems are started and stopped manually. 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.	3		Humidification exists only on 1967 portion.	\$20,000.00
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).	4		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.	\$90,000.00
	Overall Mech Systems Condition & Estim. Costs				\$395,000.00
			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 distribution here is 600amp 120/208v , 3 phase , 4 wire. It appears to be of original construction and is due to be replaced. It is overhead fed.	\$30,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	All	The site lighting is very poor with new fixtures needed in all areas parking and building.	\$10,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The car plugs are in poor condition and have no temperature control.	\$5,000
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 outdated technology and requires a full upgrade to meet present code standards.	\$20,000
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.	\$3,000.00
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	There is no surge protection present.	\$2,000
5.3.2	Panels and wireways capacity and condition.	3	All	Most all panels and wireways are at or beyond capacity.	\$3,000
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 scope and costs for mechanical upgrades to be investigated.	

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 lighting in the classrooms is in good condition with 40 - 50 fc recorded. The gymnasium should have new lighting installed with low levels of around 30 fc , corridor lighting should also be upgraded with levels of 10 - 15 fc recorded.	\$15,000
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 lamps. The LED exit lamp cost is covered in 5.2.3.	\$10,000
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 and is in good condition, with room for expansion.	
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	1957	The hub is supplied by a separate circuit and computers appear to have deicated 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).	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				\$131,000
			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	16		1372.2	16	80	1280	92.2	
7.2	Science Rooms/Labs	1	85.5	85.5	2	95	190	-104.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		261.1	1 3	130 90	400	-138.9	
7.4	Gymnasium (incl. gym storage)	1		279.6	1	430 43	473	-193.4	
7.5	Library/Resource Areas	1		185.5	1	210	240	-54.5	
7.6	Administration/Staff, Physical Education, Storage Areas			279.4			517	-237.6	
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)			829.5			1154	-324.5	
	Overall Space Adequacy Assessment	22		3292.8	24		4254	-961.2	

