

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Capital Hill Elementary School			School Code:	9209	
Location:	2210 18 Street N.W.			Facility Code:	1473	
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	1953	One	2,131.80	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. Cental block is concrete structure with block infill, wood roof and terrazzo floor	Central Steam boiler with unit ventilators in all classrooms, central exhaust system.	
Additions/ Expansions	1954	One	607.9 Total 2739.7	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding.	See Above	
					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					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is adequate Surrounding drainage, gravel surfaces and hard surfaces all in anadequate condition - regrade and replace. Site retaining walls failing - replace.	\$175,500
2	Building Exterior	All exterior building components, including windows, doors, and stucco surface are in worn, deteriorating and inadequate condition - replace or repair all.	\$341,500
3	Building Interior	Fire separation doors and frames need replacement to meet code requirements. Classroom finishes worn and inadequate - require replacement.	\$623,000
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.	\$370,000
5	Electrical Systems	The installation of new main service CDP type distribution board complete with surge protection, Additional wall pack type exterior lighting, Thermostat controlled car plugs, New Fire Alarm system, New Emergency and Exit lighting systems, Replacement of aged motor control starters, Installation of complete new lighting system in all areas, installation of data system to classrooms and new PA system.	\$117,500
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: 10.8m2	
	Overall School Conditions & Estim. Costs		\$1,627,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Site area of 22198.93 m2 including parking, building and playground areas. This is adequate.	
1.1.2	Outdoor athletic areas.	3	Hard surfaces are uneven and cracked - replace.	\$20,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Creative playground equipment is relatively new and in good condition. Paved play areas are uneven and cracked - re-surface.	\$15,000
1.1.4	Site landscaping.	4	Primarily grass. Some trees and shrubs to the west of building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Site accessories in worn, corroded and inadequate condition. Perimeter fencing is rusted and sagging - replace. Fencing at front of school is damaged and corroded with elements missing - replace.	\$35,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Water ponding in courtyard - resurface	\$16,000
1.1.7	Evidence of sub-soil problems.	NA	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	2	See 1.1.5 re fencing failures.	
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	Vehicular access is from 22 Ave NW to the parking lot. Pedestrian access at the front entry is from 18th St. NW through an ansite sidewalk. Both have high visibility.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	NA	There is no on-site road network.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus / drop off is off-site, on 18 St. NW at the main entrance to the school. There is no dedicated bus lane.	
1.2.4	Fire vehicle access.	4	Fire vehicle access is fom 21st Ave. NW to the south, 22 Ave. NW to the north and 18th St. NW to the west. Partial access to the east is available from the parking lot.	
1.2.5	Signage.	3	The primary school identification sign at the main entry is almost completely obscured by trees. 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).	3	There are a total of 15 parking spaces, without plug-ins, for staff, students and visitors. This is inadequate. A designated barrier free stal to be provided.	\$45,000
1.3.2	Layout and safety of parking lots.	4	Parking lot is in two parallel rows, at 90 degrees to 22 Ave. NW, on the north side of the site, adjacent to the east side of the school.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking lot is gravel with inadequate drainage - resurface.	\$42,000
1.3.4	Layout and safety of sidewalks.	NA	No on-site sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	NA	No on-site sidewalks.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No inadequacies noted.	
Other				
	Overall Site Conditions & Estimated Costs			\$175,500

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).	3	All	Minor cracks in walls show some slab settlement. See 2.1.2	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	All	Minor cracks in walls show some settlement.	\$2,500
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No inadequacies 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).	FI	All	Roof is in worn and inadequate condition. Re-roofing has been scheduled for this summer as part of the schools normal maintenance.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All		
2.2.3	Control of ice and snow falling from roof.	NA	All	Roof slopes in towards internal drainage.	
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.	\$15,000
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	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.	\$18,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	All facias and soffits worn and/or peeling. Resurfacing necessary.	\$24,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	No inadequacies evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Internal roof drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No failure noted.	
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).	2		All exterior doors are of wood with wood frames, requiring replacement with insulated hollow metal doors & frames. Some paint peeling and chipping at base. Weather seals are significantly compromised needing replacement.	\$30,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		All hardware original-in worn condition and in need of replacement.	\$4,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2		All exit hardware 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		Majority original. Substantial failure of all windows with inadequate weatherseal, failing caulking, 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.	\$245,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		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).	3		Included in 2.2.1 & 2.3.1 above	
Other		FI		Architectural scope and cost for boiler replacement to be determined	
	Overall Bldg Exterior Condition & Estim Costs				\$341,500

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	Cracks appear above most of classroom doors. Patch and repaint.	
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.	2	All	Gymnasium floor worn - refinishing. All classroom linoleum and carpet worn and/or damaged - replace All floor tile in hallways are chipped, warped or otherwise damaged - replace.	\$240,000
3.2.2	Wall materials and finishes.	3	All	Gymnasium wall wood wainscotting is scratched and worn - refinish. Gymnasium fibre board above wainscotting need replacement. All corridor and classroom walls need re-painting.	\$55,000
3.2.3	Ceiling materials and finishes.	3	All	All interior ceilings need tile replacement and maintenance of fibre board borders. Gym ceiling damaged from water leakage - replaster.	\$85,000

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.	3	All	Interior doors to be replaced	\$38,000
3.2.5	Millwork	3	All	All millwork is original and in worn and damaged condition - replace.	\$72,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	All blackboards are original wood items in worn and damaged condition - replace.	\$26,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	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 are worn and/or damaged - require repainting.	\$35,000
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>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	
		FI	All		
		2	All	Fire separations between zones is inadequate. Unrated metal door with latch hold opens. Requires installation of rated doors and frames with magnetic hold-open doors tied to fire alarm system.	\$30,000
		FI	All		
		3	All	No barrier free access considerations in building. Washrooms have no accessible stalls. No lever door handles. Barrier free hardware required.	\$42,000
		FI	All	Asbestos report prepared by Environmental Health Professionals for the Calgary Board of Education. Asbestos used extensively - copy attached.	
		FI	All	Millwork and baseboards may contain lead paint	
	Overall Bldg Interior Condition & Estim Costs				\$623,000

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 meter. 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).	3		Backflow protection on all main water services not installed.	\$10,000
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		Two self contained hot water heaters, gas fired 36,000 BTUH input each.	
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 1953. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.	\$120,000
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 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 and lack of any air in some areas. 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. General office has small air system for general offices only and is relatively current.	\$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, depends on manual stop/start.. 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
	Overall Mech Systems Condition & Estim. Costs				\$370,000
				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).	2	1953	This building has 2 electrical services 1 is overhead 60 amp 120/240v 1phase, the second is 400amp,120/240v 1 phase,overhead , they are both past their expected life cycle and are due to be replaced.	\$25,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	The site lighting is poor more is required at all entrances.	\$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The car plugs are in a poor state of repair and do not have temperature control.	\$3,500
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	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		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	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
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).	3	All	Outdated Bogen PA system working but requires frequent maintenance.	\$5,000
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 Lathem system and is 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				\$117,500
			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	13		1120.9	11	80	880	240.9	
7.2	Science Rooms/Labs	1		97.2	2	95	190	-92.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		260.1	1 2	130 90	310	-49.9	
7.4	Gymnasium (incl. gym storage)	1		267.4	1	430 43	473	-205.6	
7.5	Library/Resource Areas	1		166.2	1	150	180	-13.8	
7.6	Administration/Staff, Physical Education, Storage Areas			94.4		257	505	-410.6	
7.7	CTS Areas			N/A					
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			733.5			985	-251.5	
	Overall Space Adequacy Assessment	19		2739.7	18		3523	-783.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments