

School Name:	Catherine Nicholls Gunn Elementary School			School Code:	9232	
Location:	6625 4 Street N.E.			Facility Code:	1492	
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:	500	
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	1974	1	3,548.30	Concrete slab, timber columns, concrete block walls, timber beams, cedar deck.	Hot water for heating with central air handling units with cooling.	
Additions/ Expansions						
					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	Site surfaces and equipment are in good condition.	\$0
2	Building Exterior	Brick surface and precast panels above windows in good overall condition.	\$23,000
3	Building Interior	Building interior in good overall condition.	\$129,500
4	Mechanical Systems	Upgrade to sprayed coil. Replace roof mounted air cooled compressor/condensor unit	\$130,000
5	Electrical Systems	Retrofit new lighting. Upgrade network. Expand Panels.	\$188,600
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 71.2m2	
	7.2 Science Rooms/Labs	Deficiency: 97.4m2	
	7.3 Ancillary Areas	Deficiency: 138.6m2	
	7.4 Gymnasium	Deficiency: 115.6m2	
	7.5 Library/Resource Areas	Surplus: 44m2	
	7.6 Administration/Staff Areas	Deficiency: 184.5m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 13.6m2	
	Overall School Conditions & Estim. Costs		\$471,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Total site area is 15891.71 sq.m. This is adequate.	
1.1.2	Outdoor athletic areas.	4	Outdoor athletic areas include 3 baseball diamonds, 2 soccer pitches and a general grass play area.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There are two outdoor play areas, on the south and the north of the building, both in good condition.	
1.1.4	Site landscaping.	4	Site landscaping includes small trees and shrubs between the parking area and the building to the north of the site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site accessories include perimeter fencing, bike racks, and a flagpole. All site accessories were in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage conditions are good. There was no evident ponding on either the hard or the soft surfaces.	
1.1.7	Evidence of sub-soil problems.	4	No evidence noted.	
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	All vehicular access is through Huntchester Rd. NE. Pedestrian access is from Huntchester Rd. to the north, and several pedestrian access paths from 4th St. NE to the east of the school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	On site road network is asphalt and in good overall condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane/drop-off area is adjecant to the main entry of the school and is part of the staff parking area.	
1.2.4	Fire vehicle access.	4	Fire vehicle access is through the parking lot to the north and off 4th St. NE to the east.	
1.2.5	Signage.	4	No inadequacies noted.	
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	There are two parking lots. Lot one is for staff. It includes one handicapped stall near the front entrance, and 41 staff parking places. Lot two is for visitors and has 20 spaces.	
1.3.2	Layout and safety of parking lots.	4	No inadequacies noted.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Drainage is adequate in both lots.	
1.3.4	Layout and safety of sidewalks.	4	No inadequacies noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	All onsite sidewalks are concrete, drain adequately and are in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.		No inadequacies noted.	
Other				
	Overall Site Conditions & Estimated Costs			\$0

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	Some minor cracks in floor at isolated areas where building proper meets the gymnasium structure. This is evidence of some settlement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Some minor cracks in walls at isolated areas where building proper meets the gymnasium structure. This is evidence of some settlement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5	All	No failure to note.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</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	Building was re-roofed in 1999. It is in excellent condition, and there were no apparent failures.	
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.	NA		Flat roofed building with internal drainage.	
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		<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	Brick in excellent condition. Some surface deterioration on panels adjacent to windows. These need re-painting.	\$4,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No failure 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 failure to note.	
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Flat roofed building with internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No failure to note.	
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 doors are in adequate condition. Some wear and chipping has been noted on painted surfaces. These require paint refinishing.	\$5,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Most accessories are in good condition. Screens, however, where they appear are rusting and require repainting	\$3,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Most hardware are in good condition. Some painted surfaces, however are worn and require repainting	\$2,500
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All window units are in good condition. There is some minor evidence of overly dry caulking. Re-caulking necessary where appropriate.	\$3,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Most window accessories in good or adequate condition. All exterior screens however show extensive rust and corrosion. These need to be removed, stripped and repainted.	\$5,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No failure to note.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$23,000

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	In localized areas near gymnasium, some cracks appear in concrete block walls. This is evidence of some minor settlement. Repair where necessary.	\$2,400
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Some minor cracks in floor at isolated areas where building proper meets the gymnasium structure. This is evidence of some settlement. Repair where necessary	\$1,800
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Most original flooring material in good condition. Where settlement crack appear (see 3.1.2) is replacement necessary. Quarry tile ar entry area require patch and repair work	\$8,500
3.2.2	Wall materials and finishes.	3	All	Most original wall materials and finishes in good condition. Where settlement crack appear (see 3.1.1) is replacement necessary. Carpet areas of classrooms require proper transition strips to adhere carpet edge to floor.	\$5,600
3.2.3	Ceiling materials and finishes.	3	All	Most ceiling finishes in good condition. Some stained acoustic tile in gym storage area and staff areas. Replace.	\$2,700

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	All interior door hardware in good condition. Painted wood interior doors require re-painting in 30% of cases.	\$12,000
3.2.5	Millwork	3	All	All library and classroom metal shelving in good condition. All wood millwork require re-finishing, new hardware and new plastic laminate work surfaces.	\$4,500
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5	All	All wall mounted equipment in good condition.	
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	All washroom surfaces need attention. Floor tiles worn and chipped - replace. Acoustic cielings to be replaced with resilient surface material, i.e. drywall, and painted. All wall surfaces to be re-painted. Partitions need re-surfacing.	\$60,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	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>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Building timber structure is combustible, but with a high fire rating. All other assemblies are non-combustible. Building is non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	All	Fire separations are wood doors in steel frames. They are wired to the fire-alarm and smoke detection system.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	5	All	Concrete block construction through all hallways.	
3.3.4	Exiting distances and access to exits.	FI			
3.3.5	Barrier-free access.	3	All	No dedicated barrier free washroom. Door hardware is not lever handled.	\$32,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		CBE Facility Asbestos Database Study, Feb., 1999.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	None noted	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$129,500

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 and catch basins tied to City services.	
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 cabinets 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 50mm 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.	
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 heater, gas fired, 32,000 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.	
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		Units supply heat for entire school. Units operate well, but due to age, boilers can be anticipated to have more problems in the future.	
4.4.2	Heating controls (including use of current energy management technology).	4		Controls are all pneumatic and have been retrofitted to allow off-site monitoring and control of equipment.	
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	4		Original school is all hot water distribution and is in good shape and can be maintained.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Generally piping insulated throughout.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
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		Generally control is good with only gym area reporting temperature problems. Gym should have heat added by perimeter hot water heating to compensate for air system shut down at night.	\$15,000.00
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		The school has one central air supply system with supply and return fans, full mixed air control, sprayed D/X cooling coil and zone reheat coils. Gym is fed from this system by underground ducts with reheat coils. System is in good shape except for sprayed coil pans which are corroded. Cost is for upgrade to sprayed coil.	\$20,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Based on system design outside air quantities are being met.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Design of the air system would give 6 to 8 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems generally are acceptable.	
4.5.5	Separation of out flow from air intakes	3		Separation of building relief and intake is very close and depending on wind direction could short circuit.	\$5,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No exhaust in staff kitchen, where cooking is undertaken.	\$5,000.00
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).	4		School has ventilation controls of pneumatic design, which are tied through DDC interface to allow control and monitoring from off-site location.	
4.5.8	Air filtration systems and filters.	4		Sysytem has fiberglass filters.	
4.5.9	Humidification system and components.	3		See 4.5.1	
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).	3		Cooling is provided by roof mounted air cooled compressor/condensor unit. System operates satisfactorily but is getting old.	\$85,000.00
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).	4		System control tied to remote off-site central control station.	
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.	4		Building controls are pneumatic, with tie-in to a direct digital control interface to allow off-site monitoring and control.	
	Overall Mech Systems Condition & Estim. Costs				\$130,000.00
				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).	4	All	Existing system is in good condition with room for future loads.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Existing lighting is generally incandescent, needs replacement with vandal proof fixtures. Additional lighting required for parking lot.	\$8,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Some plug-ins require new coverplates.	\$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	Existing system is 120 volt which does not allow for operation if breaker is turned off and present design does not meet code. New system required to meet code.	\$44,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing system is in good condition but several additional remote fixtures are required to meet code.	\$16,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Existing exit signs are in fair condition but need replacement to allow for connection onto emergency power as well as LED technology to improve reliability.	\$6,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg.</u> <u>Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	3	All	None in place at this time.	\$2,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Existing panels are in good condition and near capacity. New panels required to allow for present and future wiring needs.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	Existing are in generally good condition.	
5.3.5	Motor controls.	4	All	Existing are in good condition.	
Other		F.I.	All	Electrical scope and cost for control and wiring 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	Existing lighting in base building consists of pendant and surface mounted fluorescent fixtures. Lighting in the gym is provided by HID with some incandescent lighting in mechanical rooms. Generally, all fixtures are in good condition and could be retrofitted to provide new life cycle and reduce energy consumption. Lighting levels in classrooms are 40-85 FC, 25-35FC in gym and 15-25 in corridors. Retrofit to include T-8 lamps and electronic ballasts.	\$90,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A		With the age of this building no ballasts with PCBs would be used.	
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		No energy efficiency measures are in place. See 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		Existing phone system is a Meridian and is working fine and meeting user needs.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Existing P.A. system is a Bogen Model CDT-18 and is working fine and meeting user needs.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		All cabling is Category 5 and in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling is installed in conduit and in good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Data closet is in library and in good condition with room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		New dedicated circuits need to be installed to meet network demands.	\$12,100.00
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		Existing in good condition.	
5.6.3	Master clock system (if applicable).	4		Existing Simplex master clock system 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				\$188,600.00
			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	Attached Portable not operated by School	
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			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17		1191.2	14	80	1120	71.2	
7.2	Science Rooms/Labs	1	92.6	92.6	2	95	190	-97.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		261.2	1 3	130 90	400	-138.8	
7.4	Gymnasium (incl. gym storage)	1		357.4	1	430 43	473	-115.6	
7.5	Library/Resource Areas	1		264	1	220	220	44	
7.6	Administration/Staff, Physical Education, Storage Areas			326.5		357 70 84	511	-184.5	
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)			1055.4			1069	-13.6	
	Overall Space Adequacy Assessment	23		3548.3	22		3983	-434.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments