School Facility Evaluation Project

Part I - Facility Profile and Summary

School_____
Date_____

	School Name:	Christine Meikle School				School Code:	9037
	Location:	64th Street N.E.				Facility Code:	1424
	Region:	Calgary				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19				Contact Person:	Leanno Soligo
						Telephone:	214-1123
	Grades:	7-12 (Severely Handicapped)				School Capacity:	225 (Actual 68)

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	1	815.30	Concrete slab-on-grade with 6" x 6" asbestos tile, concrete block walls, cedar planking ceiling, wood roof with glulam beams. Brick veneer on the exterior with wood structure revealed. Parque flooring in Gym. Pine floor on stage.	Perimeter hot water heating operates with a constant volume. Roof top ventilation system.	Construction and age of portions of building are similar so they generally are treated as one building in evaluation.
	Subtotal		815.30			
Additions/ Expansions	1959	1	312.3	Same as 1957	Same as 1957	
	1962	1	1335.90	Same as 1957	Same as 1957	
	Subtotal		1648.20			

						Evaluator's Name:	Paul T. Becher
						& Company:	Boucock Craig and Partners

Upgrading/ Modernization (identify whether minor or major)							
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)							
		Total		2463.50			
List of Reports/ Supplementary Information	None available						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	More parking spaces required and lot needs to be paved. Need a front sidewalk and curb cuts for bus loading and unloading. Need a barrier-free ramp,splashpads, and electronic door openers.	$147,500.00
2	**Building Exterior**	Exterior doors and flagpole need repainting. Wooden windows need to be repainted. Fascia and soffits need to be replaced. Roof drainage problem. Cracked sidewalk.	$321,490.80
3	**Building Interior**	Barrier-free washrooms are required. The school needs painting. Lockers needed or coat hooks relocated into classrooms. Fire doors need to be installed. Interiors: $149,885.50 Design Cont.: $ 18,566.29 TOTAL: $168,451.79	$168,451.79
4	**Mechanical Systems**	Ventilation systems are inadequate and require replacement. Heating system is in acceptable condition. Controls are deteriorated, as are plumbing fixtures and replacement is required.	$355,500.00
5	**Electrical Systems**	Building lighting, power distribution and life safety systems are well below Codes and standards. Requires extensive upgrading. Voice and data systems are in good condition.	$297,000.00
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 245.8 $m^{2.}$ Excess of classroom space. One on one instruction and assistance	
	7.2 Science Rooms/Labs	Deficient:120.0 $m^{2.}$ Use does not require specific resources.	
	7.3 Ancillary Areas	Deficient: 125.7 m^2. Adequate special program areas.	
	7.4 Gymnasium	Deficient: 291.2 m^2. Existing gymnasium is adequate.	
	7.5 Library/Resource Areas	Deficient: 108.3 m^2. Large and adequate for use	
	7.6 Administration/Staff Areas	Deficient: 105.8 m^2. Administration area small, but adequate.	

	Evaluation Components	Summary Assessment	Estim. Cost
	7.7 CTS Areas	Surplus: 8.7 m^2. 1 CTS area - adequate size.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 234.5 m^2.	
	Overall School Conditions & Estim. Costs	Deficient: 262.0 m^2	$1,289,942.59

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	F.I.	If parking lot is increased in size, outdoor athletic areas may need to be replanned.	
1.1.2	Outdoor athletic areas.	4	1 - Baseball Diamond 1 - Soccer Field	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	No creative play area for handicap children. Install outdoor play facilities for children.	$5,000.00
1.1.4	Site landscaping.	4	Mature Difficult to evaluate with the snow conditions.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Perimeter chain link fence provided. Bike Stand provided. Flag pole needs replacing.	$3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Adequate - according to staff.	
1.1.7	Evidence of sub-soil problems.	4	Adequate - difficult to evaluate with the snow conditions.	
1.1.8	Safety and security concerns due to site conditions.	4	Adequate - neighborhood heavily patrolled by Police	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	N/A	City Streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site roadways.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	1	Off-site: - poor accessibility to building - must enter building from side location (south side instead of east side main entrance) from City street. See estimate for sidewalk 1.3.2.	
1.2.4	Fire vehicle access.	4	City Streets Access into the various zones is estimated possible from City streets.	
1.2.5	Signage.	4	Adequate from front of school	
Other				
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	1	43 Staff required parking. If number of stalls can be accommodated, 3 handicap stalls needed. 26 existing parking stalls. 2 handicap parking stalls required for given conditions with adjacent sidewalk and curb cut. (10 stalls on east side and 16 stalls on west side) Expand parking or provide reserved street parking. Parking lot to be paved.	$105,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3.2	Layout and safety of parking lots.	1	No barrier-free access to building by sidewalk and no handicapped parking spots. Sidewalk and 2 handicap stalls required.	$7,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Adequate drainage reported by staff. Gravel. Note: difficult to determine given snow conditions. Parking lot to be paved. See 1.3.1.	
1.3.4	Layout and safety of sidewalks.	1	A sidewalk at the front of the building is required. Barrier-free ramps are required at exits (except one) Handicap parking and access required. See 1.3.2 Estimate includes electronic door openers @ $1,500 each.	$27,500.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete pad in front of entry asphalt and concrete provided.	
1.3.6	Curb cuts and ramps for barrier free access.	1	Need curb cuts in parking area, as well as in front of school with new sidewalk. See 1.3.2.	
Other				
	Overall Site Conditions & Estimated Costs			$147,500.00

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).	2	All	Concrete slab-on-grade with asbestos tile on top. Parque flooring in gym and pine flooring on stage. Asbestos tiles lifting up in playroom (Ancillary Room) on east side of the building. See 3.1.2	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block with brick veneer. Gypsum board on some areas and in corridor. Paint needed in some areas of the corridor and classrooms.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I.	All	Some leaks occurring. Ice damming occurring along east portion of roof. Further investigation required to confirm if roof structure is contributing to the existing problem.	
2.1.4	Control/expansion joints.	4		Adequate	
Other					
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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).	2	All	School roof needs to be redone.	$160,127.50
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	May need to be replaced at time of re-roofing. Splashpads required	$20,000.00
2.2.3	Control of ice and snow falling from roof.	1	All	Flat roof over 3/4 of school. Sloped roof over the gym. Ice damming occurring over east portion of the roof. See 2.2.1	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All		
Other					
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Masonry - adequate. No signs of damage.	$0.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Rust, peeling paint and looseness is evident. Soffits need to be replaced.	$20,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	Ice build-up on east portion of roof eave. See 2.2.1	
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Drainage of roof seems to be a problem. Water collects along east portion of roof eave. See 2.2.1	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No problems are evident.	
Other					
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	Doors and hardware original to building are worn. Fire doors required inside school. Exterior doors need replacement.	$4,800.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.1	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	1	All	See 2.4.1 Electronic door openers required at all barrier-free entrances. $1,500 each.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Wooden window frames. Some wear shown. New paint needed and/or replacement. Unit value provided by CBE	$116,563.30
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Screens over some windows on the east side of the school are needed. See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Building envelope is adequate with the exception of the roof and windows. See 2.4.4 and 2.2.1	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$321,490.80

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Masonry partitions, some gypsum board/ framed walls.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Concrete slab-on-grade with asbestos tile. Asbestos tiles are lifting up in the playroom. (Ancillary Room) on the east side of the building. Replace flooring material with linoleum. Asbestos removal needs to be considered	$36,233.50
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	**Estim. Cost**
3.2.1	Floor materials and finishes.	4	All	Original asbestos tile in corridor and classrooms. Carpet in one classroom, quarry tile and ceramic tile in washrooms.	
3.2.2	Wall materials and finishes.	2	All	Painted concrete block/ gypsum board. Repainting of school required.	$29,562.00
3.2.3	Ceiling materials and finishes.	4	All	Cedar decking in classrooms and gym with acousti-tile incorporated in corridors (bulkhead)	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	**Estim. Cost**

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	1	All	Interior doors are adequate, but adjustments have been made to allow for visibility. This has altered the fire separation ability of the doors in the corridor. Door needs to be self-closing and properly labelled for fire rating required. Unit used is $480 per set of doors. All interior doors and frames need repainting.	$9,540.00
3.2.5	Millwork	3	All	Millwork appears to be worn. Refinishing eventually required.	$10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All	Adequate. Recently, whiteboards have been added to the school. More tackboards are required.	$4,550.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	CTS Room has some computers - adequate use.	
3.2.8	Washroom materials and finishes.	1	All	At least one washroom for each sex needs to be made barrier-free. The stall width needs to be made wider (in some cases a toilet removed) and a sink lowered and adjusted to be made barrier-free. Access into a retrofitted washroom would not be barrier-free. It would be better to build new washrooms or renovate entry into barrier-free washrooms	$60,000.00
Other					

3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having***		**Bldg. Section**	**Description/Condition**	**Estim. Cost**

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	[illegible] jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible construction and non-combustible construction. Non-sprinklered with combustible roof. Fire separations need to be properly evaluated. Sprinklering the entire building may need to be done. Further investigation required to confirm zone sizes. At least 2 fire zones should exist (4 zones could be provided.) See 3.2.4. Further investigation is required to see if the building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Corridor doors fail to provide separation requirements. They are not self-closing and may contain too much glazing. See 3.2.4. See also 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Wooden doors and glazing area is inadequate. See 3.2.4. See also 3.3.1.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Because of inadequate corridor doors, exiting distances are inadequate. See 3.2.4. See also 3.3.1.	
3.3.5	Barrier-free access.	4	All	Within school, barrier-free access is adequate.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Asbestos tiles, if left undisturbed, should not be a problem.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	Adequate	
Other	3% design contingency fund	1		Fund for changes due to barrier-free access, mechanical and electrical recommendations	$18,566.29
	Overall Bldg Interior Condition & Estim Costs				$168,451.79

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	1957 to 1962	All surface run off to city streets, no visible catch basins on site.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1	1957 to 1962	Minimal exterior hose bibbs, need vacuum breakers for backflow prevention	$1,000.00
4.1.3	Outside storage tanks.	N/A	1957 to 1962	none	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1957 to 1962	A city hydrant is located within the allowable 90 meter distance to the front entrance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1957 to 1962	Standpipe and hose system in place.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1957 to 1962	Hand extinguishers are located throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	1957 to 1962	none	
Other					
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1957 & 1959 1962	1 1/2" water service from city main, adequate volume and pressure. Presently available. 2" water service from city main, adequate volume and pressure. Presently available	
4.3.2	Water treatment system(s).	N/A	1957 to 1962	none	
4.3.3	Pumps and valves (including backflow prevention valves).	1	1957 to 1962	No back flow prevention installed on either service.	$8,000.00
4.3.4	Piping and fittings.	4	1957 to 1962	Water - copper piping throughout. Sanitary - cast iron hubs and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1957 to 1962	Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Lavs - wall mounted vitreous china. Most fixtures are deteriorated and require replacement.	$40,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1957 & 1959 1962	30 gal, 45 MBH residential tank type heater - with hot water recirculation. 80 gal, 162 MBH commercial tank type heater with hot water recirculation.	$40,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1957 to 1962	Sanitary ties into city service, storm is all surface run off, no known problems.	
Other					
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.1	Heating capacity and reliability (including backup capacity).	4	1957 & 1959	One only, cast iron, atmospheric fired hot water boiler - 100 MBH output, good condition.	
			1962	One only, cast iron atmospheric fired hot water boiler - 132 MBH output, good condition.	
4.4.2	Heating controls (including use of current energy management technology.	4	1957 to 1962	Pneumatic controls throughout, individual zone control in each room.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1957 to 1962	Masonry chimneys appear to be in good condition. Comb air is adequate.	
4.4.4	Treatment of water used in heating systems.	4	1957 to 1962	Chemical treatment is in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1957 to 1962	Both boilers are provided with necessary safety controls.	
4.4.6	Heating air filtration systems and filters.	4	1957 to 1962	Both heating systems are provided with 3/4" inline micron filters.	
4.4.7	Heating humidification systems and components.	N/A		none	
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1957 & 1959	Copper piping feeds HW wall mounted radiation, no leaks at present.	
			1962	Steel piping feeds HW wall mounted radiation, no leaks at present.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1957 to 1962	Rigid fiberglass insulation in mechanical rooms.	
4.4.10	Heat exchangers.	N/A		none	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		none	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1957 to 1962	No complaints of heating system, adequate control throughout.	
4.4.13	Zone/unit heaters and controls.	4	1957 to 1962	Entrance vestibules have force flows controlled by line voltage thermostats.	
Other					
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.1	Air handling units capacity and condition.	3	1957 to 1962	School has 4 roof mounted units with A/C, 1962 gym has an indoor unit for ventilation (very noisy) and 1957 gym has a unit ventilator. System is completely inadequate and should be replaced throughout.	$175,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1957 to 1962	Minimal outdoor air. Very low student population due to its usage so CFM/occupant is ok, but overall, ventilation system is extremely poor (SEE 4.5.1)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1957 to 1962	Side wall distribution from corridor, air changes minimal, approx 2 per hour. (SEE 4.5.1)	
4.5.4	Exhaust systems capacity and condition.	3	1957 to 1962	Roof exhaust fans, very inadequate. (SEE 4.5.1)	
4.5.5	Separation of out flow from air intakes.	4	1957 to 1962	No problems. (SEE 4.5.1)	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		none	
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	1957 to 1962	Manual on/off control with space temp reset, controls deteriorated and require replacement. (SEE 4.7.1)	
4.5.8	Air filtration systems and filters.	4	1957 to 1962	Minimal filtration in air handling units.	
4.5.9	Humidification system and components.	N/A	1957 to 1962	none	
4.5.10	Heat exchangers.	N/A	1957 to 1962	none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1957 to 1962	Mixing boxes and dampers in poor condition, ductwork is in adequate condition. (SEE 4.5.1)	
Other		4	1962	Abandoned and disconnected dust collection unit no longer used.	
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	1957 to 1962	4 individual roof-top A/C units are very deteriorated, complete replacement required.	$61,500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3	1957 to 1962	Utilizes ventilation system ductwork. (SEE 4.6.1)	
4.6.3	Cooling system controls (including use of current energy management technology).	3	1957 to 1962	utilizes ventilation system ductwork. (SEE 4.6.1)	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
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		Combination of pneumatic controls on heating and low voltage on ventilation. Ventilation controls require replacement.	$30,000.00
	Overall Mech Systems Condition & Estim. Costs				$355,500.00

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		Underground service 800 amp 120/208 volt 3 phase FPE main CDP. Minimal space for expansion.	$15,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Exterior lighting appears poor. Very minimal lighting is provided. Fixtures are incandescent.	$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		South parking has 5 duplex receptacles on wood posts. North parking has 6 duplex receptacles on steel rail. Receptacles are in poor condition.	$4,000.00
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).	2	All	Single zone 120 volt system. No emergency power. Edwards components of pull stations, bells, and smoke detectors. No strobe lights.	$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	No emergency lighting is provided.	$5,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lights are inadequate. No emergency power.	$3,000.00
Other					
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	N/A	All	No surge protection.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3.2	Panels and wireways capacity and condition.	2	All	Panel boards throughout are of different manufacture. Many are in poor condition. Filler plates are required. Very minimal space for expansion.	$40,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator	
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally inadequate. Wiring is in conduit. Most conduit is surface run.	$15,000.00
5.3.5	Motor controls.	4	All	Loose starters, appears satisfactory.	
Other					
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting consists of suspended egg crate fluorescent and incandescent globes. Lighting levels generally adequate.	$62,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	$20,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T-8 lamps and electronic ballasts.	$120,000.00
Other					
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	All	Norstar system appears good.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen PA system simplex program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 cabling to office and computer room.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	48 port patch panel. 10 ports used. Located in telephone office. Surge protection on data.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space available for dedicated circuits. (REFER TO SECTION 5.3.4 FOR COSTING)	
Other					
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).	N/A		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent knight intrusion alarm. Corridor motion sensors. Office doors have contacts. Keypad at entry.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6.3	Master clock system (if applicable).	4	All	Simplex master clock.	
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				$297,000.00

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.			
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	N/A		$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			645.8	5	800.0	400.0	245.8	Surplus. Special Ed. Exempt (8 x 15 = 120)
		2	98.1						
		1	121.0						
		2	41.6						
		7	27.2						
		2	27.5						
7.2	Science Rooms/Labs	0		0.0	1	120.0	120.0	-120.0	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			184.3			310.0	-125.7	Deficiency
	Work Experience	1	47.3		1	130.0			
	Playroom	1	137.0		2	90.0			
7.4	Gymnasium (incl. gym storage)			313.8			605.0	-291.2	Deficiency
	Gym.	1	267.9		1	550.0			
	Stage		45.9			55.0			
7.5	Library/Resource Areas			44.7	1	153.0	153.0	-108.3	Deficiency. Larger required area for size used (senior high) for capacity calculation
		1	27.5						
			17.2						
7.6	Administration/Staff, Physical Education, Storage Areas			311.2		417.0	417.0	-105.8	Larger required area for Admin., Staff, Phys. Ed. Office and Storage (senior high used) for capacity calculation.
	Staff Adm.		231.6						
	Storage		79.6						
7.7	CTS Areas								
	7.7.1 Business Education	0		0.0	1	115.0	115.0	-115.0	Deficiency

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/ Deficiency	Comments/Concerns
	7.7.2 Home Economics Also used as lunch preparation	1	96.5	96.5				96.5	Surplus
	7.7.3 Industrial Arts (used as classroom)	0		0.0					
	7.7.4 Other CTS Programs Computer Lab	1	27.2	27.2				27.2	Surplus
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			840.0			605.5	234.5	Surplus
	Overall Space Adequacy Assessment	20		2463.5	12		2725.5	-262.0	Deficient. Average total between Junior/Senior High Capacity (Actual current capacity is 68 - Note capacity used is 250)

Evaluation Component/ Sub-Component	Additional Notes and Comments

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