

	School Name:	Clem Gardner Elementary School				School Code:	9112
	Location:	5915 Lewis Drive SW				Facility Code:	1440
	Region:	Calgary				Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
						Telephone:	214-1123
	Grades:	K-6				School Capacity:	700
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		1965	2	5109.50	The school has a cream colored brick exterior. Aluminum windows with red painted panels break up the brick exterior. The roofs are flat, although the brick facades give the impression that the roof may be sloped. (The parapets are angled.) A stucco cap wraps around the top portion of all window inserts. The exterior is well lit. It has security fencing around the playing fields and around the school front compound. The exterior paving is a mixture of asphalt and concrete pavers. The roof construction of the school gym is one way concrete joists. The rest of the school roof is wood joists with a built-up asphalt roof. There are three baseball diamonds and three soccer fields available. Deciduous tree clusters can be found in the front of the school. Two basketball hoops are available in the back of the school. The inside of the school consists of an acoustic tile t-bar ceiling, painted concrete block walls and vinyl composite tile floors. Carpet can be found in the staff room and administration areas, as well as the library.	Constant volume indoor ventilation units for the school and gymnasium are centrally located in a second floor mechanical room. A hot water heating system fed by 3 cast-iron sectional boilers feeds a perimeter hot water heating system. Systems have been well maintained, and little work is required.	
		Subtotal		5109.50	The main floor is public schooling. The upper floor is a private Montessori school.		
Additions/ Expansion		1967	2	1997.40			
		Subtotal		1997.40			
						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		7106.90			
List of Reports/ Supplementary Information	No reports were available.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	2 handicap parking stalls required and adjoining sidewalk and curb cut. Sidewalk surface cracks should be filled and parking lot paved. Fire lane required.	\$222,000.00
2	Building Exterior	Roof may need to be redone. Bricks that are damaged need to be replaced. Metal parapet joints need to be sealed and stairs on exterior wall removed. Electronic door openers are required. Windows need replacement.	\$344,044.40
3	Building Interior	Vinyl composite tiles lifting up in classroom need replacing. Rubber base in some classrooms need regluing. The stage floor needs to be refinished or replaced. Carpet in the library should be replaced. Replace water damaged ceiling tiles. Interior doors need repainting and/or refinishing. Replace some hardware on the second floor. Additional millwork to be added in some classrooms, library and on stage. Coat hooks in the classrooms are to be removed and lockers added or coat hooks relocated into classrooms. Crack in stairwell needs further investigation. Fire doors and/or sprinklering required. Elevator required. 3% Design Contingency fund for architectural changes related to barrier-free access, mechanical and electrical changes.	\$1,024,099.40
4	Mechanical Systems	Replace some galvanized water piping and replace lavs and classroom sinks. HVAC system in good condition	\$32,000.00
5	Electrical Systems	The main electrical service and distribution is old and full. Lighting fixtures need maintenance. Life safety systems need upgrading.	\$503,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient: 51.90 m ² . Well-kept.	
	7.2 Science Rooms/Labs	Deficient: 83.40 m ² .	
	7.3 Ancillary Areas	Deficient: 200.6 m ² .	

	Evaluation Components	Summary Assessment	Estim. Cost
	7.4 Gymnasium	Deficient: 34.10 m ² .	
	7.5 Library/Resource Areas	Surplus: 102.80 m ² .	
	7.6 Administration/Staff Areas	Deficient: 412.70 m ² .	
	7.7 CTS Areas	Surplus: 111.40 m ² .	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 1882.3 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 1596.90 m ² . Given deficiency in instructional areas, design of school could be improved. The school is a shared facility with the Montessori School.	\$2,125,143.80

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	The site contains numerous playing fields. The site is large.	
1.1.2	Outdoor athletic areas.	5	3 Baseball diamonds 3 Soccer fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	2 Basketball hoops. Paved asphalt play compounds in the front and back of school.	
1.1.4	Site landscaping.	5	The site is well landscaped in front. The playing fields look like they are in good condition	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Bike stands, flag pole, guard rails and perimeter fencing provided. Night lighting is also provided.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Appear to be fine - site slopes towards the playing fields.	
1.1.7	Evidence of sub-soil problems.	5	No problems.	
1.1.8	Safety and security concerns due to site conditions.	3	Students climb on school roof and throw eggs at the school. Add screens at low points of the school so students do not get onto the roof.	\$5,000.00
	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).	5	The parking lot for staff is located on the east side of the site. One access point is provided. Buses drop students off at front of school. Students can also access the site via the playing fields.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking lot and roadway leading into lot are gravel. It should be paved and catch basin installed.	\$70,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City streets at front of school. Sidewalk provided along front of property.	
1.2.4	Fire vehicle access.	3	Via City streets and parking lot. Proper fire lane is required.	\$130,000.00
1.2.5	Signage.	5	Signage is available at the front of the building and can be read easily from the street.	
Other				
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	34 parking stalls available. No designaged handicap stalls. 2 handicap stalls required by Alberta Building Code and an adjoining sidewalk and curb cut.	\$7,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3.2	Layout and safety of parking lots.	3	Apart from barrier-free parking, it is fine. See 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	It is reported to be fine.	
1.3.4	Layout and safety of sidewalks.	5	Sidewalk wraps all around the building. A combination of concrete and asphalt has been used. Barrier-free access from sidewalks is available.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Surface cracks need to be filled.	\$10,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Curb cut required from parking lot area. See 1.3.1	
Other				
	Overall Site Conditions & Estimated Costs			\$222,000.00

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).	5	All	Appear to be fine.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5	All	Appear to be fine.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Structure appears adequate.	
2.1.4	Control/expansion joints.	4	All	Adequate, where applicable.	
Other					
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</i>		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).	F.I.	All	The roof may need to be redone. Further investigation is required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation of roof accessories is required when the roof is considered for repair.	
2.2.3	Control of ice and snow falling from roof.	5	All	Flat roofs. No problems observed or reported.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	N/A		
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).	2	All	Mortar for brickwork needs to be repaired in rear of school. The brickwork in the rear of the school is chipped and damaged.	\$20,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Staining from the metal parapet cap is showing on the stucco portions of the exterior above the windows. Stains should be painted out and metal seams should be sealed.	\$10,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	All	Building envelope appears to be fine.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	Appear to be fine.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	Appear to be fine.	
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).	5	All	Exterior doors and frames need repainting. Panels between windows in some areas need new paint.	\$20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Door accessories appear to be fine. Electronic door openers are required at every barrier free access point considered to be an entrance. See 2.4.3	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required. \$1,500 each.	\$7,500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Windows are adequate, but will need replacing within a few years.	\$286,544.40
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No reported problems or observed problems. Aluminum window will eventually need to be replaced.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	Overall Bldg Exterior Condition & Estim Costs				\$344,044.40

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).	F.I.	All	Concrete block painted. Adequate condition. Concrete blockwall in stairwell requires structural investigation, because of cracking in wall	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All	Vinyl composite tiles are lifting up in the classroom areas where coat and boot storage are. Rubber base in some classrooms needs re-gluing and replacement. The stage floor needs to be refinished and/or replaced. The carpet in the library should be replaced. Tile Work: \$35,218.90 Gym Floor: \$7,882.25 Carpet: \$24,168.00	\$67,269.15
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	See 3.1.2	
3.2.2	Wall materials and finishes.	4	All	See 3.1.1	
3.2.3	Ceiling materials and finishes.	3	All	The odd tile in some classrooms is damaged. In one room, the ceiling tiles are water damaged from a leak. Replace damaged tiles.	\$5,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	All	Interior doors need repainting and/or refinishing. The wooden doors leading into the stairwell need repainting. Some hardware on the second floor (classrooms) needs to be correctly installed. It appears to be loose.	\$62,185.38

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	2	All	Millwork in the administration staff area needs replacement, as well as in the library. Additional storage/millwork is needed in some classrooms and in the art room. Additional storage is required on the stage. A mezzanine/railing needs to be properly installed.	\$563,530.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Chalkboards/whiteboards, tack and displayboards provided in classrooms and hallway.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	Projector screens have been installed in some classrooms. A climbing apparatus has been installed in the gym and a new curtain has been hung over the stage.	
3.2.8	Washroom materials and finishes.	1	All	All staff and student washrooms need to be made barrier-free. Ceramic tile and concrete block used throughout. CBE estimate per washroom is \$10,000	\$60,000.00
Other	Coat hooks in corridors	1	All	Coat hooks in the corridors must be relocated into the classrooms. Some have already been relocated. The other option is to install lockers.	\$140,000.00
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 jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.		Bldg. Section	Description/Condition	
3.3.1		F.I.	All	Concrete block and fire doors installed. Non-sprinklered. Given the area of the building, the building should be sprinklered. Further investigation is required to determine if the building meets current Code standards.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Further investigation is required to confirm zones and whether the school should be sprinklered.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	All	It appears some fire doors have been removed. Fire doors need to be installed to create zones appropriate to Alberta Code standards and fire land access road needs to be created. See 3.3.1.	\$4,800.00
3.3.4	Exiting distances and access to exits.	1	All	See 3.3.1 and 3.3.3.	
3.3.5	Barrier-free access.:	2	All	An elevator is required to reach the second floor.	\$75,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No hazardous materials appear present or disturbed. Further investigation is required.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	School appears to be really well kept	
Other	3% Design Contingency Fund	3	All	Fund is for architectural changes due to barrier free access, mechanical and electrical changes.	\$46,314.87
	Overall Bldg Interior Condition & Estim Costs				\$1,024,099.40

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	All	Gravel parking area and front of school housed with C.B.'s, no drainage problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Hose bibbs complete with vacuum breaker, 2" irrigation connection at rear of building.	
4.1.3	Outside storage tanks.	N/A	All	none	
Other					
4.2	Fire Suppression Systems				
4.2.1	Fire hydrants and siamese connections.	4	All	A single fire hydrant located approx. 90 meters from front entrance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Standpipe system throughout. Sprinklers on stage area fed from domestic water.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Portable extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All	none	
Other					
4.3	Water Supply and Plumbing Systems				

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).	3	All	Fed from city mains with adequate volume and pressure, 4" supply feeds a 2" domestic water and 2 1/2" standpipe system, some galvanized pipe on incoming service which should be replaced.	\$2,000.00
4.3.2	Water treatment system(s).	N/A	All	none	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	All necessary backflow protection has been installed.	
4.3.4	Piping and fittings.	4	All	Water - copper San/storm - cast iron hub and spigot, both in good condition with no visible problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Water closets - floor mount flush valve, urinals - floor mount flush tank, lavs - wall mount with hot and cold faucets, classrooms sinks - stainless steel with 8" counters. Water closets have new flush valves, lavs and classroom sinks require replacement.	\$30,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	45 MBH, 40 Gal. Residential tank type water heater complete with hot water recirc. system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	San and storm ties into city mains in street, no reported problems.	
Other					
4.4	Heating Systems				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.1	Heating capacity and reliability (including backup capacity).	4	All	School - hot water perimeter radiation. 3 cast iron sectional boilers sized at 4200 MBH input each, lots of capacity. Gymnasium - forced air vent unit with a hot water coil.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Pneumatic controls throughout.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion air for boilers, fan coil induces worn air into drop. Masonry chimney - good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Adequate inhibitors are in place. All hot water, no glycol.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	All safety controls in place.	
4.4.6	Heating air filtration systems and filters.	4	All	3/4" micron bypass filter on hot water heating system.	
4.4.7	Heating humidification systems and components.	N/A	All	none	
4.4	Heating Systems (cont'd)				

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	All	Hot water - steel pipe distribution, supply and return piping, wall mounted convective radiation in classrooms.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Rigid fiberglass insulation on heating piping, asbestos on elbows, all exposed insulation is canvas jacketed.	
4.4.10	Heat exchangers.	N/A	All	None	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A	All	None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Good temperature distribution, comfortable.	
4.4.13	Zone/unit heaters and controls.	4	All	Cabinet unit heaters with line voltage thermostats.	
Other					
4.5	Ventilation Systems				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.1	Air handling units capacity and condition.	4	All	School - main built-up AHU- 42000 CFM, components are S/A and R/A fan, face and bypass heating coil, wet cells, filters and mixing section. All components appear in good condition. Gymnasium - package AHU - 6000 CFM, S/A fan, gravity relief, face and bypass heating coil, filter section.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Approx 8-12 CFM of outside air per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Approx. 6 - 8 A/C per hour, good air flow.	
4.5.4	Exhaust systems capacity and condition.	4	All	Dome type roof mounted exhaust fans for washrooms, jan. rooms, storage rooms.	
4.5.5	Separation of out flow from air intakes.	4	All	Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	All	none	
Other					
4.5	Ventilation Systems (cont'd)				
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	All	Pneumatic controls, time clocks on ventilation units.	
4.5.8	Air filtration systems and filters.	4	All	1" thick disposable media.	
4.5.9	Humidification system and components.	N/A	All	none	
4.5.10	Heat exchangers.	N/A	All	none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Sidewall supply into classrooms, adequate distribution throughout, good condition.	
Other					
4.6	Cooling Systems				
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		none	

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)	N/A		none	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		none	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other					
4.7	Building Control Systems				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Pneumatic controls, time clocks for AHU's night set back on room thermostats for energy management.	
	Overall Mech Systems Condition & Estim. Costs				\$32,000.00

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 600 amp 120/208 volt service. No room for expansion	\$15,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior building lighting. Exterior lighting appears adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Duplex receptacles mounted on wood rail. Devices are rusting.	\$3,000.00
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	120 volt fire alarm system. No emergency power.	\$30,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting is inadequate. Does not meet code.	\$15,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting not tied into emergency power.	\$10,000.00
Other					
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3.1	Power service surge protection.	5	All	Surge protection on data system.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally in good condition, however limited space available.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally adequate, however quantities are limited.	\$20,000.00
5.3.5	Motor controls.	4	All	Loose starters appear 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 and surface fluorescent and T-12 lamps some incandescent lighting. Many lenses are missing and lamps could drop to floor. Lighting levels are generally adequate.	\$5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Some fixtures may contain PCB ballasts.	\$30,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new fluorescent lighting fixtures with T8 lamps and electronic ballasts.	\$355,000.00
Other					
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	All	Meridian Norstar system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogan PA system. Amano 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).	4	All	Category 5 cabling for computer lab and offices. 4 port drop to main floor classrooms.	
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	1 x 48 port Cat. 5 patch panel and 1 x 48 port Cat. 5E patch panel in computer room. Approximately 50 percent space available.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Limited space available for dedicated circuits. REFER TO 5.3.4 FOR COSTING.	
Other					
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6.1	Site and building surveillance system (if applicable).	N/A		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	CBE intrusion alarm. Corridor motion sensors. Door contacts on shops exterior doors. Keypad at entry.	
5.6.3	Master clock system (if applicable).	4	All	Amano 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				\$503,000.00

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>			
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			1548.10	20	80.0	1600.0	-51.90	Deficient
	ESC	17	76.60						
	Classroom	1	90.10						
	Classroom	1	78.00						
	Classroom	1	77.80						
7.2	Science Rooms/Labs			201.60	3	95.0	285.0	-83.40	Deficient
	Note: Science/Art Room is one	1	90.10						
		1	111.50						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			329.40	2 3	130.0 90.0	530.0	-200.60	Deficient
	Music	1	48.80						
	ESL	1	111.50						
	Crafts	1	79.00						
	Music	1	90.00						
7.4	Gymnasium (incl. gym storage)	1		592.90	1	570.0	627.0	-34.10	Deficient
	Gym		561.20			57.0			
	Gym Storage		21.70						
	Gym Storage		10.00						
7.5	Library/Resource Areas	1		402.80	1	300.0	300.0	102.80	Surplus
	Library		375.50						
	Library Office		27.30						
7.6	Administration/Staff, Physical Education, Storage Areas			549.40	Adm P.E. Stor	467 95 117	679.0	-412.70	Deficient
	Phys. Ed. Office		13.40						
	Janitor		9.50						
	Janitor		27.10						
	Admin.		216.30						
	Admin.		90.10						
	Admin.		77.80						
	Admin.		23.80						
	Admin.		32.20						
	Admin.		33.00						
	Admin.		26.20						

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/Deficiency	Comments/Concerns
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	1	111.40	111.4				111.4	Surplus
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3371.3			1489	1882.3	Surplus
	Overall Space Adequacy Assessment	29		7106.90	30		5510.0	1596.90	Surplus. 700 student capacity used.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments