	School Name:	Collingwood Elementary School				School Code:	9212
	Location:	3826 Collingwood Drive NW				Facility Code:	1476
	Region:	Calgary				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
						Telephone:	214-1123
	Grades:	K-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	1959	1	2178.6	The exterior of the 1959 and 1963 portions of the school consist of rough cedar siding painted, stucco with metal flashing. Roman brick veneer surrounds the entries in the front and back of the school. Corrugated asbestos panels are located above the windows at the front entry. The roof is a built-up asphalt roof with wood joists and 1/2" gypsum plaster board. Steel "I" beams and columns help support the roof. The interior of the school consists of plaster and concrete block walls. The floor is a concrete slab-on-grade with vinyl composite and asbestos tile. Acousti-walls are located above the wood panelling in the gym. The gym has an acoustic tile ceiling with glulam beams - exposed. The gym and stage floors appear to be maple.	Steam heating system feeds classroom unit ventilators, which operate in conjunction with a central exhaust system.	
	Subtotal		2178.60			

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

Additions/Expansion	1963 1969 Subtotal	1 1	696.80 1466.20 2163.00	In addition to what was described about the 1963 expansion, the following information is about the 1969 portion of the building: The 1969 addition has a brick exterior with sealed window units. Below the windows is metal cladding, as well as above the windows. A cap-like finishing strip of metal cladding connects the brick wall veneer to the metal clad roof. Wall construction consists of concrete block veneer, rockwool insulation and brick veneer. The roofs are flat and are asphalt built-up roofs. Roof construction consists of L.J. Joists with T.G. wood deck, steel I beams and steel columns. The interior of the new addition is painted concrete block. The flooring material is concrete slab-on-grade with vinyl composite tile. The ceilings of the school are acoustic tile and plaster board. A t-bar ceiling system has been installed in the 1969 addition.	A multi-zone ventilation unit with a hot water heating coil feeds the 1969 addition for heating and ventilation. Ductwork is run in crawlspace.	
Upgrading/ Modernization (Identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
	Total		4341.60			
List of Reports/ Supplementary Information	No reports were available.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Landscaping is required in the rear of the school where asphalt paving dips down. The retaining wall needs to be repaired. The stairs by the parking area need to be replaced. The canopy over one of the rear door needs to have screens installed so that children cannot climb on top and jump off. A fire lane access road is required. More parking stalls are required. A catch basin must be installed in the paved parking lot. An adjoining sidewalk to the barrier-free parking area is required with a curb-cut. Barrier-free ramps need to be installed at main and secondary entrances.	$221,481.60
2	**Building Exterior**	The roof needs to be redone. It recently caught on fire and is leaking. The skylight in the corridor area, adjacent to the 1969 addition leaks and needs to be replaced. Replacement work needs to be done to the stucco and cedar wood trim of the 1959 and 1964 portions of the school. Trim in some areas has broken off and the interior portions of the wall are exposed. Exterior doors need to be repainted. Electronic door openers need to be installed. Windows in the 1959 and 1964 portions of the school need replacing.	$235,607.00
3	**Building Interior**	Repainting required in all the classrooms in the basement. The terrazzo flooring in the entry needs to be repaired. Carpet in the library and classrooms is showing wear and needs to be replaced. The plaster wall in the stage area is peeling. Patching and painting is required. Interior doors and frames need to be refinished. Millwork needs to be replaced and/or repaired. Additional millwork to be added in some classrooms. Remove some chalkboards and replace with tackboards and one or two whiteboards. More electrical plugs and better ventilation required in the CTS room. Barrier-free washrooms are required. Fire doors are required. Two chair lifts are required. Design Contingency Fund for architectural changes related to barrier-free access and/or mechanical and electrical changes.	$334,132.90
4	**Mechanical Systems**	Steam boilers replacement and unit ventilator to be rebuilt. Controls are also at their life expectancy. Some plumbing trim should also be replaced.	$450,000.00
5	**Electrical Systems**	Main electrical service and distribution is in poor condition. Wiring devices are deficient. Life safety system are below Code.	$347,000.00
6	**Portable Buildings**	N/A	$0.00
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus of space: 415.0 m^2.	

	Evaluation Components	Summary Assessment	Estim. Cost
	7.2 Science Rooms/Labs	Deficient: 78.60 m^2. Other classroom areas may also be used for Science.	
	7.3 Ancillary Areas	Deficient: 326.0 m^2.	
	7.4 Gymnasium	Deficient: 28.40 m^2.	
	7.5 Library/Resource Areas	Surplus: 13.60 m^2. Library is well stocked and has good resources. Poor air circulation in this area.	
	7.6 Administration/Staff Areas	Deficient: 245.0 $m^{2.}$ Space is small and staff room is undersized for number of teachers.	
	7.7 CTS Areas	Surplus: 70.9 m^2. Old classroom is not properly designed for ventilating computers. Not enough electrical outlets. Classrooms too warm.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 537.8 m^2.	
	Overall School Conditions & Estim. Costs	Surplus: 358.6 m^2.	$1,588,221.50

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	5	Good site size - has adequate facilities.	
1.1.2	Outdoor athletic areas.	3	Soccer field Baseball diamond Grass needs to be reseeded.	$2,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Outdoor creative playground Asphalt play compound with two basketball hoops.	
1.1.4	Site landscaping.	3	In the rear of the school, the asphalt paving dips down, and children have fallen in this area. Landscaping required in this area. The site drops on the south side of the site. The retaining wall needs to be repaired, and the stairs by the parking area need to be replaced.	$10,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Flag pole, bike stands, guard rails are provided.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	The site drains adequately, however, ponding occurs in the parking area. See 1.3.1	
1.1.7	Evidence of sub-soil problems.	F.I.	No problems were evident. Snow conditions make it impossible to tell.	
1.1.8	Safety and security concerns due to site conditions.	1	Children climb on the rear entry canopy and jump off, hurting themselves. Screens should be installed on the canopy.	$2,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	City streets in front of the school. Crosswalk is provided at the northwest corner of the site. Signage is provided for barrier-free parking and pick-up.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	City street access into parking lot	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City streets	
1.2.4	Fire vehicle access.	3	Via City streets facing the west and north sides of the school. Access is also possible through the parking area. Fire lane access road required.	$80,481.60
1.2.5	Signage.	5	Signage is cleared marked in the front of the school.	
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	Barrier-free parking is permitted in the front of the school. Signage clearly marks where parking is allowed.	
1.3.2	Layout and safety of parking lots.	3	More parking stalls are required. The parking area has been paved, but no catch basin has been installed. In the winter, the lot freezes over.	$100,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	See 1.3.2	
1.3.4	Layout and safety of sidewalks.	2	Adjoining sidewalks to barrier-free parking required. See 1.3.6	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	Because of the snow conditions, further investigation is required.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Sidewalk required by handicap stalls with curb cut. Barrier-free ramps required at main and secondary entrances.	$27,000.00
Other				
	Overall Site Conditions & Estimated Costs			$221,481.60

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1959	Adequate. No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1959	Adequate	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Adequate. No apparent problems.	
2.1.4	Control/expansion joints.	4	All	Adequate where applicable	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	The roof needs to be properly inspected after all snow has melted. As outlined in 2.1.3, the roof was recently redone, but had caught on fire. Leaks have been reported. If the roof was to be redone again, the cost estimate is as outlined. $65/sq. m. is the unit cost used which includes removing the old roofing.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	No reports have been made	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. No problems have been reported regarding ice and snow.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2	1959	The skylight in the corridor area, adjacent to the 1969 addition leaks, and needs to be replaced.	$2,500.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	1959 1964	The exterior of the 1969 addition is in good shape. However, replacement work needs to be done to the stucco and cedar wood trim of the 1959 and 1964 portions of the school. The trim in some areas has broken off and the interior portions of the wall are exposed.	$30,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Adequate	
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	1959 1964	No evidence of air infiltration or exfiltration. However exterior walls are exposed and are rotting in some areas. See 2.3.1	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No reported problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Adequate	
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).	2	All	Exterior doors need to be repainted. One set of doors in the rear of the building has nails exposed. 16 doors @ $100	$1,600.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Electronic door openers are required at every barrier-free entrance. $1,500 per door opener	$9,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required at every barrier-free entrance. $1,500 per door opener See 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1959 1964	Windows appear to be in good condition in the 1969 addition. However, the windows in the 1959 and 1964 portions are not all operable and need replacing	$192,507.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1959 1964	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Adequate	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$235,607.00

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).	2	1964	Repainting is required in all the classrooms in the basement. Painting @ $12/sq. m	$1,896.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1959	The terrazzo flooring in the entry is damaged and needs repair. 9" x 9" asphalt tiles with border are installed throughout all corridors. Classroom and cloakroom: floors are A.A. Marboleum. Carpet added in some classrooms Removal: $7,022.75 Underlay: $18,257.85 Carpet: $30,897.90	$56,178.50
Other	Design contingency fund	3		For architectural changes related to barrier-free access and/or mechanical and electrical	$75,000.00
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1959	See 3.1.2 Apart from the entry flooring, other floors appear in adequate condition. Carpeted areas in the classroom, library and staff room need replacing. See 3.1.2.	
3.2.2	Wall materials and finishes.	3	1959 1964	Tackboards are required in all classrooms. Some existing chalkboards should be removed and replaced with tackboards and whiteboards. The wall in the stage area requires repair. Patching and painting is required. Removal: $11,511.00 Chalkboards: $23,022.00 Tackboards: $9,976.20 Patch and Paint $1,000.00	$45,509.20
3.2.3	Ceiling materials and finishes.	4	All	The classroom ceilings are a combination of stiple and acoustic tile. The corridor ceiling is t-bar with acoustic tile. Ceilings are adequate.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	1959 1964	Door frames need to be refinished. Some wooden doors leading into classrooms need to be refinished. Fire doors are needed at entry points and at the stairway leading to the basement. 3 sets of fire doors @ $480 36 doors @ $100 each to be refinished.	$5,040.00
3.2.5	Millwork	2	1959 1964	Millwork needs to be replaced and/or repaired. Additional millwork is required in some classroom areas	$44,509.20
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	1959 1964	The classrooms in the 1959 and 1964 portions of the building have too many chalkboards and not enough tackboards. The chalkboards in these rooms should be removed and replaced with tackboards and one or two whiteboards. See 3.2.2	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1959 1964	One classroom in the 1959 portion of the building has been converted into a CTS Room. This room is not properly ventilated and requires more electrical plugs. The climbing apparatus in the gym is adequate. See Mechanical Section 4.5.1 and Electrical Section 5.3.4.	
3.2.8	Washroom materials and finishes.	1	All	At least one washroom of each sex needs to be made barrier-free. Stall widths have to be made wider and one sink for each sex has to be lowered. Allow $10,000 for each washroom (CBE standards)	$20,000.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	The building is combustible and non-combustible. It is not sprinklered. Further investigation is required to confirm school is up to current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	1959 1964	Fire doors are required between the various zones/wings of the building. Fire doors are in place leading into the 1969 addition. See 3.2.4.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	1959 1964	Adequate resistance rating appears to be in place for corridor walls. However, fire doors in some locations are required. Confirmation that fire walls go through roof needs to be made when roof is inspected. See 3.2.4	
3.3.4	Exiting distances and access to exits.	F.I.	1959 1964	Existing distances are inadequate until proper fire doors are installed. See 3.2.4.	
3.3.5	Barrier-free access.:	2	1959 1964	The school contains stairs outside and inside. Ramps are required at the main entry and secondary entry points. A chair lift is required at the two stair locations.	$36,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1959 1964	Asbestos tile has been noted as a flooring material. As well as the asbestos exterior panels above the windows in the 1959 and 1964 portions of the building.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Poor ventilation has been reported. Problems with dust and smell in regards to the carpets have also been reported. Carpets need replacement. See 3.1.2.	
Other	Coat hooks	2		Coat hooks located in the 1969 addition need to be relocated into the adjacent classrooms	$50,000.00
	Overall Bldg Interior Condition & Estim Costs				$334,132.90

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	1959 & 1969	Surface run off to city street, no visible or reported problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1959 & 1969	Minimal hose bibbs around building exterior, complete with vacuum breakers.	
4.1.3	Outside storage tanks.	N/A		none	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1959 & 1969	There is a hydrant which could service the school but it exceeds the allowable 90m distance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1959 & 1969	Standpipe and hose system in place.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1959 & 1969	Extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
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	1959 & 1969	Water from city services, adequate volume and pressure presently available, backflow protection is in place, 4" service feeds 1" domestic water meter and 4" standpipe system, no irrigation, service is located in basement of 1959 boiler room.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1959 & 1969	Appropriate backflow prevention stations in place.	
4.3.4	Piping and fittings.	4	1959 & 1969	Water - copper piping throughout. Sanitary/Storm - cast iron hub and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1959 & 1969	Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Lavs - new wall mounted vitreous china, Jan - cast iron enameled basin, General purpose sinks - ss sinks with 8" centre set. Flush valves and sink trim are reaching life expectancy and replacement is required.	$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1959 & 1969	Newer residential tank type DWH 32,400 BTU and 33 gal capacity. Recircuation pump in place on domestic hot water system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1959 & 1969	Sanitary and storm tie into city services, no known problems. San sump in basement for boiler room and tunnel.	
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	1959 & 1969	Single steam boiler, original 95 m2 of heating capacity. Boiler was retro fitted with a boiler burner. Boiler has reach it anticipated life expectancy and replacement should be consisdered, at present there is no redundancy.	$150,000.00
4.4.2	Heating controls (including use of current energy management technology.	4	1959 & 1969	Pneumatic thermostats throughout.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1959 & 1969	Adequate combustion air, masonry chimney.	
4.4.4	Treatment of water used in heating systems.	4	1959 & 1969	Water treatment system in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1959 & 1969	Safety controls in place and operational.	
4.4.6	Heating air filtration systems and filters.	N/A		none	
4.4.7	Heating humidification systems and components.	N/A		none	

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 (i.e., diffusers, radiators).	4	1959 1969	Steam piping - steel, Condensate piping - steel. Feeds classroom unit ventilators and convective radiation. Feeds a single multi-zone ventilation unit.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1959 & 1969	Steam piping insulated with rigid fiberglass insulation. Asbestos elbows.	
4.4.10	Heat exchangers.	N/A		none	
4.4.11	Heating mixing boxes, dampers and linkages.	3	1959 1969	Unit ventilator mixing boxes are old and deteriorated. Complete replacement is required. Multi-zone ventilation unit mixing section linkage is old and deteriorated, unit will have to be replaced within approx. 5 years. (SEE 4.5.1 FOR COSTING)	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1959 & 1969	Temperature control is working but deteriorated. Failure is imminent. Poor heat distribution throughout with spaces being too hot or too cold. (SEE 4.7.1)	
4.4.13	Zone/unit heaters and controls.	4	1959 & 1969	Convectors located at entrance vestibules with line voltage thermostats.	
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	1959 1969	Classroom housed with steam type unit ventilators. Are showing signs of deterioration and a rebuild of the units or system replacement is required. Multi-zone ventilation unit feeds air to 10 different zones. Unit housed with wet cell, heating coil, S/A and R/A fans, mixing section. Minimal outside air. Unit is in good condition considering its age, but replacement should be considered.	$210,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1959 & 1969	Approx 5 to 7 cm of O/A per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1959 1969	Approx 4 A/C per hour. Approx 4 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	4	1959 & 1969	Central exhaust works in conjunction with unit ventilators.	
4.5.5	Separation of out flow from air intakes.	4	1959 & 1969	Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		none	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1959 & 1969	Low voltage controls on individual unit vents, very deteriorated. (SEE 4.7.1)	
4.5.8	Air filtration systems and filters.	4	1959 1969	Low efficiency 1" filters on unit vents. 2" thick low efficiency filters on multi-zone unit.	
4.5.9	Humidification system and components.	N/A	1959 1969	none Wet cell incorporated with multi-zone unit.	
4.5.10	Heat exchangers.	N/A	1959 & 1969	none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1959 1969	Unit vent mixing boxes are deteriorated, some units may not be working. (SEE 4.5.1) Duct distribution is in crawl space fed into back of millwork.	
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		none	
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**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1959 1969	Pneumatic controls throughout, thermostats have been replaced, system in adequate condition with the exception of the unit ventilators and classroom controls. Controls upgrade has been done on multi-zone system.	$70,000.00
	Overall Mech Systems Condition & Estim. Costs				$450,000.00

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. Limited space available. Sub distribution is old and full.	$25,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting appears adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		12 Duplex receptacles mounted on wood rail. Devices are rusting.	$2,000.00
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 system. No emergency power.	$20,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting does not provide adequate coverage.	$4,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting appears satisfactory, however, no tie into emergency power.	$3,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	5	All	Surge protection on data system.	
5.3.2	Panels and wireways capacity and condition.	2	All	Panelboards are old and capacity is full.	$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	2	All	Wiring devices are deficient in quantity. Many circuits are tripping. Wiring is in conduit.	$30,000.00
5.3.5	Motor controls.	3	All	Loose starters are old and replacement parts are not readily available.	$3,000.00
Other					

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).	4	All	Interior lighting consists of recessed and surface fluorescent and T-12 lamps. Lighting levels are generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Some fixtures may contain PCB ballasts.	$25,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new fluorescent lighting fixtures with T8 lamps and electronic ballasts.	$220,000.00
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).	5	All	Northern Telecom system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogan 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 and 5E cabling for computer labs and offices.	
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 storage room. Space is available.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2	All	No space available for dedicated circuits. (REFER TO 5.3.4 FOR COSTING)	
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		No system present	
5.6.2	Intrusion alarms (if applicable).	4	All	CBE intrusion alarm. Corridor motion sensors. Keypad at entry.	
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				$347,000.00

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			1535.00	14	80.0	1120.0	415.00	Surplus
	ESC	1	11.70						
	Classroom	2	79.00						
	Classroom	5	83.60						
	Classroom	4	81.00						
	Classroom	2	111.50						
	Classroom	2	89.20						
	Classroom	1	109.60						
	Classroom	1	112.30						
7.2	Science Rooms/Labs	1	111.40	111.40	2	95.0	190.0	-78.60	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			74.0	1 3	130.0 90.0	400.0	-326.00	Deficiency
	Music	1	74						
7.4	Gymnasium (incl. gym storage)	1		444.60	1	430.0	473.0	-28.40	Deficiency
	Gym		349.30			43.0			
	Stage		67.60						
	Phys. Ed. Storage		27.70						
7.5	Library/Resource Areas	1		233.60	1	220.0	220.0	13.60	Surplus
	Library		202.50						
	Library Office		31.10						
7.6	Administration/Staff, Physical Education, Storage Areas			255.20	Adm P.E. Stor	347 70 84	501.0	-245.80	Deficiency
	Adm.		156.0						
	Phy. Ed.		0.0						
	Staff		40.6						
	Storage		70.9						

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/ Deficiency	Comments/Concerns
7.7	CTS Areas	1	70.9	70.90				70.90	Surplus
	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)			1616.90			1079	537.90	Surplus
	Overall Space Adequacy Assessment	22		4341.60	22		3983.0	358.60	Surplus

Evaluation Component/ Sub-Component	Additional Notes and Comments

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