

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Connaught Elementary School				School Code:	9114
Location:	1121 12th Avenue SW				Facility Code:	1556
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	375
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1911	3 (with bsmt)	4070.20	Sandstone exterior, and/or flat asphalt built-up roof, and wooden windows. Interior sheet vinyl floor, wood paneling and plaster.	Original steam boiler feeds radiation or cast iron radiators, built-up central ventilation system, system has reached life.	The building should fall under Municipal and Provincial Heritage Guidelines for restoration work. The building is listed as a potential heritage site. Work done to the original 1911 building would need to be brought before the Heritage Advisory Board with the City of Calgary.
	Subtotal		4070.20			
Additions/Expansion	1952	1	494.60	Acousti-tile walls above wood panelling. Acousti-tile ceiling. Glulam beams - exposed. Maple gym floor and stage. Brick and painted concrete block exterior.	Unit ventilator for gymnasium. Steam radiation fed off existing boiler system.	
	Total		4564.80			
					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)							
List of Reports/ Supplementary Information	No reports were available.						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Parking area to be enlarged and drained properly. Catch basins required in parking area. Fire lane to be provided. Parking area to be paved and barrier-free parking stalls with adjoining sidewalk and curb-cut required. Barrier-free ramps and electronic door openers are required.	\$168,500.00
2	Building Exterior	Roof needs to be redone due to reported leaks. Sandstone base needs cleaning and spalling brick needs repair. Basement exterior walls need to be insulated. Fascias, soffits and parapets need repair and/or replacement. Exterior doors need repainting. Windows need repainting or replacement.	\$421,077.70
3	Building Interior	Library carpet needs to be replaced. Wood panelling, door frames and baseboards need to be refinished. Panelling in the gym should be replaced or refinished. New paint required throughout school. New t-bar ceiling to be installed through school due to mechanical upgrading. One layer of Type "X" 5/8" gypsum board to be added to ceilings for 45 minute fire rated assembly purposes. Interior doors and hardware need to be restored. Existing millwork needs to be restored. Trim around the chalkboards needs to be refinished. Climbing wall apparatus in the gym needs to be repaired or replaced. Barrier-free washrooms are required. Fire doors are required. An elevator and two chair lifts are required. Additional coat hooks needed in classrooms. 3% Design Contingency for architectural changes related to barrier-free access, and/or mechanical and electrical changes.	\$787,410.84
4	Mechanical Systems	The complete mechanical systems are deteriorated and are in need of a full modernization. Heating, ventilation, controls and plumbing have all reached their life expectancy.	\$649,150.00
5	Electrical Systems	Main electrical service needs upgrading. Wiring devices are inadequate. Emergency and exit lighting require upgrading	\$321,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient: 220.5 m ² . Traditional layout needs some upgrading. Adequate for current use.	
	7.2 Science Rooms/Labs	Deficient: 190.0 m ² . Traditional layout needs some upgrading. Adequate for current use.	
	7.3 Ancillary Areas	Surplus: 191.1 m ² .	

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	Evaluation Components	Summary Assessment	Estim. Cost
	7.4 Gymnasium	Surplus: 188.0 m ² . Size is ideal for community use.	
	7.5 Library/Resource Areas	Surplus: 65.8 m ² . Adequate.	
	7.6 Administration/Staff Areas	Surplus: 104.9 m ² . Adequate given security issue of school being in inner City.	
	7.7 CTS Areas	Surplus: 75.0 m ² . Computers are available.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 1,410.5 m ² .	
	Overall School Conditions & Estim. Costs	Surplus: 1,248.8 m ² . Given current student population, school area is adequate.	\$2,347,138.54

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Small, but adequate. Poor drainage and run-off.	
1.1.2	Outdoor athletic areas.	4	Soccer field, and outdoor basketball hoops.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative playground area Asphalt play area.	
1.1.4	Site landscaping.	4	Mature. Well-kept	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing around the perimeter of the school. Flagpole needs painting. Bike stands provided.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Poor. Site is quite flat. Catch basins required in parking area and in rear of school near playing fields and concrete pad. See 1.3.1.	
1.1.7	Evidence of sub-soil problems.	4	None seen.	
1.1.8	Safety and security concerns due to site conditions.	5	School is surveillanced and has well fenced-in areas.	
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).	4	City streets.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Because the building is three stories and more than 600 sq. m., a fire lane has to be provided within 15 metres of the building. As a result, a fire lane must be incorporated on site.	\$100,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	City streets.	
1.2.4	Fire vehicle access.	3	City streets and parking area. A fire lane needs to be constructed. See 1.2.2.	
1.2.5	Signage.	3	Signage located only on front of the school. Signage is difficult to read because the sandstone it was carved into has worn away.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Existing number of parking stalls is not enough. Currently, there are 27 parking stalls. A catch basin is required in the parking areas, and the lot needs to be paved (Proper sloping is required)	\$40,500.00
1.3.2	Layout and safety of parking lots.	2	No handicap parking stalls exist, but a barrier-free ramp connects the parking area to the gym entrance of the school. If the parking lot were repaved, barrier-free access would be improved. Two handicap parking stalls are required and a connecting sidewalk	\$7,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	A catch basin is required, and the parking lot properly sloped to drain. See 1.3.1.	
1.3.4	Layout and safety of sidewalks.	2	Sidewalks exist all around the perimeter of the school. Barrier-free sidewalk with a curb cut is required for two parking stalls. See 1.3.2.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Sidewalks are cracked and need patching. Asphalt and concrete sidewalks have been installed.	\$5,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	One ramp exists extending from the parking area into the gym, but there is no interior ramp leading from the gym into the other spaces. Other exterior ramps are required at entrances into the school. Electronic door openers are also required. Ramps: \$10,000 Openers: \$6,000 Total: \$16,000	\$16,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$168,500.00

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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	All	Adequate. The basement floor is concrete slab-on-grade. The other floors are wood.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1952	Adequate in the original building. The addition is showing signs of exterior decay. Soffits need to be repainted or replaced, and the exterior repainted. No structural problems observed. See 2.3.1 Exterior Finishes	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Structure appears to be adequate.	
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 <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	The roof on the addition needs to be redone and the other roof repaired in areas where it leaks. Roof construction consists of a bond roof over glulam beams. Further investigation is required and a roof report completed.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation required at time of reroofing.	
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roofs on school	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	N/A.	
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	1911 1952	The sandstone on the original school has been stained at the base. The brick is spalling in the addition. Exterior consists of sandstone, brick with plaster board. No insulation appears to be applied to the exterior walls. Estimate for cleaning of sandstone, repair of brick and insulation exterior walls in the basement.	\$200,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1911 1952	Fascias, soffits and parapets of the addition need repair and/or replacement.	\$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).	4	All	Adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Adequate.	
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 repainting.	\$10,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Hardware is adequate. Electronic door openers are required. See 1.3.6.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required. See 1.3.6	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Windows need replacement. The top window that should open, doesn't open properly. Cost to restore windows is estimated to be approx. the same as new.	\$201,077.70
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	See 2.4.4 - to be restored.	
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					\$421,077.70

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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	Adequate. No signs of cracks.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1911 1952	Adequate. The gym floor consists of 2 x 12 joists built over a crawl space with concrete for support. Library carpet needs to be replaced. Removal: \$1,843.50 Underlay: \$4,793.10 Carpet: \$8,111.40	\$14,748.00
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	1911 1952	Sheet vinyl flooring and asbestos tile is located in the original building. The addition has maple hardwood flooring that appears in good condition.	
3.2.2	Wall materials and finishes.	3	1911 1952	Wood panelling, door frames and baseboards need to be refinished. Replacement is out of the question, because it is a heritage building. The panelling in the gym should be replaced or refinished. New paint required throughout school. \$200/m ² is a unit cost for restoration of Heritage millwork. Millwork in Corridors: \$96,400.00 Gym Panels: \$ 4,714.50 Painting: \$55,977.50	\$157,092.00
3.2.3	Ceiling materials and finishes.	2	1911 and portion of 1952	T-bar ceiling in the hallways and classrooms has been retrofitted into the original building. Acousti-tile is used in the addition. Because of the mechanical changes, all t-bar ceilings have to be adjusted. Provide all new acoustic tile t-bar ceilings when mechanical is upgraded. \$20/sq. m. unit cost for new t-bar ceiling is used for estimate. One layer of Type "X" 5/8" gypsum board to be added to the underside of all existing ceilings for 2-hour rated assembly.	\$203,816.00

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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	All	Interior doors are heritage items and need refinishing. Similarly, the hardware works but is worn. Some hardware needs replacing. Refinish doors: \$50,000.00 New hardware: \$19,769.88	\$69,768.88
3.2.5	Millwork	3	1911	Millwork is a heritage item as well. It cannot be replaced and should be refinished. \$200/sq. m to refinish heritage millwork items.	\$100,879.50
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	1911	Chalkboards and tackboards are in place. Some classrooms have whiteboards as well. Trim around the chalkboards and whiteboards need to be refinished.	\$25,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1952	Climbing wall apparatus in the gym is adequate but needs to be repaired or replaced.	\$5,000.00
3.2.8	Washroom materials and finishes.	2	All	Washrooms have plaster walls, ceramic tiles on the floor and wall. They are not barrier free. Barrier-free washrooms required on main floor, and at least another set on the second or third floor. Two existing washrooms to be renovated and two new washrooms to be created. \$10,000 per barrier-free washroom - CBE estimate	\$40,000.00
Other	3% Design contingency fund needed for design changes resulting from barrier-free access.	2	All	Design contingency for architectural changes related Barrier-free Access and/or mechanical and electrical changes.	\$40,106.46

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible construction. Non-sprinklered. The building may need to be sprinklered. Faces three streets and second floor is over 600 m ² . See Mechanical - Section 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	Zone appears between the gym addition and the original school. Fire wall in this location has to be confirmed. If not built- must be built.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Further investigation is needed to determine if all load bearing walls, columns, and arches are of non-combustible construction.	
3.3.4	Exiting distances and access to exits.	2	All	Fire doors are required. 26 doors required @ \$480 per set. Allow for additional patching and paint. See also 3.3.1.	\$15,000.00
3.3.5	Barrier-free access.:	2	All	1 elevator @ \$75,000 2 chair lifts required @ \$18,000	\$111,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	There are hazardous materials on site such as asbestos tile in the stairway. As long as it is not damaged, the school environment should be adequate.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Poor air quality. See Mechanical - Section 4.	
Other	Additional Coat Hooks	2	All	Additional coat hooks need to be added in portions of the building to ensure no temporary coat storage takes place in halls.	\$5,000.00
	Overall Bldg Interior Condition & Estim Costs				\$787,410.84

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).	3	1911 & 1953	No catch basins on site, all surface run-off to city street. Catch basin and asphalt should be added to parking area.	\$20,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1911 & 1953	1 1/2" irrigation line at rear of school complete with appropriate backflow protection.	
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	1911 & 1953	A city hydrant is available but it exceeds the allowable 90 M distance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1911 & 1953	Standpipe system throughout school	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1911 & 1953	Fire extinguishers are mounted on wall brackets throughout school	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
Other					

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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	1911 & 1953	City water main feeds a 4" copper service with 4" split for standpipe system and 2" for domestic water.	
4.3.2	Water treatment system(s).	N/A	1911 & 1953	none	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1911 & 1953	Backflow protection is installed throughout in the necessary locations.	
4.3.4	Piping and fittings.	4	1911 & 1953	Domestic water - copper piping. Sanitary/Storm - cast iron hub and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1911 & 1953	Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, New Lavs - wall mounted 4" centers, Drinking Fountains - Wall mounted vitreous china, Jan- cast iron. Fixtures are worn and deteriorated and complete replacement is required.	\$40,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1911 & 1953	Residential type 33 gal, 36000 BTU water heater, good condition complete with recirculation system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1911 & 1953	Sanitary and storm (roof drains) flow into city services, no visible or reported problems.	
Other					

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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).	2	1911 & 1953	2 steam boilers, 75m2 of heating surface, original boilers from 1910, one of the units is presently out of service. It has lasted almost 100 years and may last another 5 - 10 more but complete system replacement should be considered.	\$205,650.00
4.4.2	Heating controls (including use of current energy management technology).	4	1911 & 1953	Pneumatic controls throughout, no energy management at all. (SEE 4.7.1 FOR COSTING)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1911 & 1953	Combustion - gravity O/A duct into boiler room. Chimney - original masonry. Both appear in adequate condition, however chimney will require a new liner.	\$18,000.00
4.4.4	Treatment of water used in heating systems.	4	1911 & 1953	Appropriate inhibitors are used in steam system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1911 & 1953	All safety controls are 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	

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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).	3	1911 & 1953	Steam and condensate piping appear in adequate condition considering the age, both are steel pipe, rooms housed with either original cast iron radiators, wall mounted fin or convectors. No visible leaks, due to age, system replacement should be considered. (SEE 4.4.1 FOR COSTING)	
4.4.9	Heating piping, valve and/or duct insulation.	3	1911 & 1953	Steam piping is insulated throughout, elbows appear to be asbestos. (SEE 4.4.1 FOR COSTING)	
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	1911 & 1953	Exterior walls all housed with convective heat source. Temperature distribution problems are a result of poor control. (SEE 4.4.1)	
4.4.13	Zone/unit heaters and controls.	3	1911 & 1953	Most exits housed with force flow heaters with line voltage thermostats. (SEE 4.4.1 FOR COSTING)	
Other					

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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.	2	1911	Central built-up air handling unit (S/A fan, filters, heating coil) supplies air to entire school with gravity relief. Very old and deteriorated system, like the heating system, it may last another 5 - 10 years but complete system replacement is definitely required.	\$228,500.00
			1953	Gym ventilation unit mounted under stage.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1911 & 1953	very minimal O/A, approx. 5 CFM/occupant. (SEE 4.5.1 FOR COSTING)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1911 & 1953	Side wall supply into each space, approx. 2 - 3 A/C per hour, minimal air flow. (SEE 4.5.1 FOR COSTING)	
4.5.4	Exhaust systems capacity and condition.	3	1911 & 1953	Central exhaust system. (SEE 4.5.1 FOR COSTING)	
4.5.5	Separation of out flow from air intakes.	4		Adequate	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1911	Laminator has an exhaust hood and fan.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1911 & 1953	Pneumatic controls throughout, no energy management system in place. (SEE 4.7.1 FOR COSTING)	
4.5.8	Air filtration systems and filters.	4	1911 & 1953	25mm throw away type filters.	
4.5.9	Humidification system and components.	N/A		none	
4.5.10	Heat exchangers.	N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1911 & 1953	Old, leaky and deteriorated. (SEE 4.5.1 FOR COSTING).	
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).	4	1911	A computer room DX type ac unit in place for cooling.	
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	1911 & 1953	Controls are pneumatic throughout. They are generally deteriorated and worn out. Complete upgrade is required.	\$137,000.00
Overall Mech Systems Condition & Estim. Costs					\$649,150.00

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 400 amp. 3 phase service. No space available.	\$15,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building exterior lighting at entrances and along back wall. Photocell and time switch control.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		11 duplex receptacles on wood rail. Receptacles are rusting. Many without covers.	\$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).	4	All	Simplex 4002 12 zone fire alarm panel.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting is generally adequate. Some additional heads required.	\$3,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting is not tied into emergency power.	\$6,000.00
	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.	N/A		Surge protection on data.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panelboards have adequate space available. New panels added recently.	
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.	\$30,000.00
5.3.5	Motor controls.	4	All	Loose starters, appear satisfactory.	
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 surface and suspended fluorescent and T-12 lamps. Surface fluorescent in gymnasium. Lighting levels generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	\$30,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T8 lamps and electronic ballasts.	\$235,000.00
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	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. Telequartz program/timer. Speakers and telephones in classrooms. No Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 cabling for offices and computer room and library.	
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	Two 48 port Cat. 5 patch panel in storage room. Room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Sufficient space available for dedicated circuits.	
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).	5		Installed at the two back doors. CCTV with two cameras. Monitor in office appears to function adequately.	
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	Telequartz 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				\$321,000.00

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

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			659.50	11	80.0	880.0	-220.50	Deficiency. Special Ed. Exempt (1 x 15 = 15). ESL Prog. (25)
	Classroom	8	83.60						
	Classroom	1	74.30						
7.2	Science Rooms/Labs			0.00	2	95.0	190.0	-190.00	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			501.1	1	130.0	310.0	191.10	Surplus
	Stage	1	74.3						
	Ancillary	2	167.2						
	Art	1	83.6						
	Music	1	83.6						
	ECS	1	92.4						
7.4	Gymnasium (incl. gym storage)	1		285.00	1	430.0	473.0	-188.00	Deficiency
	Gym		269.40			43.0			
	Gym. Storage		15.60						
7.5	Library/Resource Areas	1	245.80	245.80	1	180.0	180.0	65.80	Surplus
7.6	Administration/Staff, Physical Education, Storage Areas (total)			492.90	Adm P.E. Stor	247 70 71	388.0	104.90	Surplus
7.7	CTS Areas	1	75.0	75.00				75.0	Surplus
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								

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
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2306.50			896	1410.5	Surplus
	Overall Space Adequacy Assessment	18		4565.80	18		3317.0	1248.80	Surplus (Capacity used is 400)

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

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