

School Facility Evaluation Project  
Part I - Facility Profile and Summary

School Name:	Dalhousie Elementary School				School Code:	9240
Location:	4440 Dallyn Street NW				Facility Code:	1500
Region:	Calgary				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	K-6				School Capacity:	550
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1971	2	3993.50	<p>The exterior consists of brick and precast concrete panels. The precast concrete panels form a band at the parapet level. A concrete foundation is located below the windows and brick veneer. The school contains few windows. Those that exist are sealed units with built-in blinds. Below and above each window are painted plywood panels. Generally, the wall compositions are as follows:</p> <p>1) 10" concrete, 2 x 2 strapping, 2" batt insulation, 1/2" gypsum board.  2) 4" brick, 1 1/2" rigid insulation, 6" concrete block  3) 4" concrete block 1 1/2" rigid insulation, 4" brick  4) (Below grade) 1/2" gypsum board, 2" batt insulation and vapour barrier, 2 x 2 strapping, 10" concrete.</p> <p>The roof is a built-up asphalt and gravel roof which has recently been redone (last year) with a roll roofing application. Below the roofing application is 1 1/2" rigid insulation, a vapour barrier and 1 1/2" steel deck. The interior of the building is concrete slab-on-grade with vinyl composite tile.</p>	Multi-zone gas fired heating and DX cooling ventilation units feed entire school (5 total).	
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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<b>Original Building (Cont'd)</b>				The stage floor has a sheet vinyl surface. The library and surrounding classrooms have carpet floor. Fluorescent lighting exists in all spaces. The gym floor consists of 13/16" maple flooring, 5/8" plywood, 2 x 4 sleepers @ 16" o.c., 2 x 4 nailers @ 24" o.c., concrete slab, vapour barrier and gravel fill. Walls within the school are concrete block painted. Classrooms within the library are partitioned off with vinyl covered partitions. The school has a t-bar ceiling acoustic panel system.		
	Subtotal		3993.5			
<b>Additions/Expansion</b>						
<b>Upgrading/ Modernization (Identify whether minor or major)</b>						
<b>Portable Struct. (identify whether attached/perman. or free-standing/relocatable)</b>	1988 Date unknown	1  1 1	83.5  ± 83.5 ± 83.5	The exterior of the three portables consists of a painted wooden base, rough cedar siding, and vertical metal cladding. The roofs are built-up asphalt on top of a wood structure roof. The floor structure is wood with sheet vinyl flooring, above a ventilated crawl space. The exterior walls of the portables are painted plywood. The ceilings of two of the portables consists of glulam beams and acoustic tiles. The third portable contains a t-bar acoustic panel ceiling. Fluorescent lighting exists in all three portables.	Classroom furnaces feed overhead duct distribution for heating and ventilation.	
		Subtotal	250.5			
	Total		4244.0			
<b>List of Reports/ Supplementary Information</b>	No reports were available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good drainage. Sidewalks provided with hand rails. The building is barrier-free accessible.	\$129,000.00
2	Building Exterior	Bricks need to be replaced in one area. Concrete base needs to be filled and insulated.	\$5,000.00
3	Building Interior	Coathooks need to be relocated. An elevator and chair lifts need to be installed. Barrier-free washrooms need to be supplied and electronic door openers. Interiors: \$243,000.00 Design Cont.: \$13,560.60 Total Interiors: \$256,560.60	\$256,560.60
4	Mechanical Systems	Mechanical upgrades required include: installation of backflow protection, plumbing fixture trim and domestic water heater.	\$17,000.00
5	Electrical Systems	Electrical service is adequate, however at capacity. Building distribution is at capacity. Life safety systems are below Code and need to be replaced. Voice and data systems are satisfactory	\$90,500.00
6	Portable Buildings	Exterior wood base and stairs need paint. Barrier-free access is needed with electronic door openers. Second door access required. Floor in one portable needs repair.	\$75,020.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of space: 111.2 m <sup>2</sup> .	
	7.2 Science Rooms/Labs	Deficient: 190.0 m <sup>2</sup> - This may be a misconception. Science is taught with other subjects in different rooms.	
	7.3 Ancillary Areas	Deficient: 236.7 m <sup>2</sup> - This is a misconception. Art is taught with other subjects in a variety of classrooms.	
	7.4 Gymnasium	Deficient: 111.6 m <sup>2</sup> . The space is too small.	
	7.5 Library/Resource Areas	Deficient: 14.5 m <sup>2</sup> . However, because the library is an open area space adjoining other classrooms, the space seems large and adequate.	
	7.6 Administration/Staff Areas	Deficient: 241.3 m <sup>2</sup> . The administration/staff areas are too small. However, resource rooms and spaces are located in different locations throughout the school.	
	7.7 CTS Areas	Surplus: 79.0 m <sup>2</sup> . One CTS area provided.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 120.2 m <sup>2</sup> .	
	Overall School Conditions & Estim. Costs	Deficient: 260.5 m <sup>2</sup> .	\$573,080.60

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	5	The site is large and contains numerous playing fields. No drainage problems have been reported.	
1.1.2	Outdoor athletic areas.	5	Two soccer fields and one baseball diamond exist. The fields and diamond are in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	One creative playground area exists.	
1.1.4	Site landscaping.	5	The site has few trees. Deciduous trees exist along the parking area near the school entry. Spruce trees are scattered around the perimeter of the site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	A perimeter fence is provided around the play fields and creative playground area. A flagpole exists near the creative playground. The sidewalks leading from the school near the playground are well maintained and have guard rails.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Drainage is not a problem.	
1.1.7	Evidence of sub-soil problems.	5	No evidence of any sub-soil problems.	
1.1.8	Safety and security concerns due to site conditions.	5	No safety or security concerns. The school is well visible from all sides. None of the trees are large enough or close enough to the school to allow children to climb on to the school roofs.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	<b>Access/Drop-Off Areas/Roadways/Bus</b>			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	The school faces one residential street. There is one access point available for entering the parking lot area. Students enter the site from the sidewalk.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	There are no onsite roads. The parking area needs to be repaired and a fire lane turn-around built.	\$120,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	Buses drop students off from the street	
1.2.4	Fire vehicle access.	3	Fire vehicle access is via the City street and parking lot area. A turn-around road needs to be incorporated with the parking area for fire trucks. See 1.2.2.	
1.2.5	Signage.	5	The school has signage along the fascade facing the City street. The main entry of the school is perpendicular to the fascade containing the signage.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	1	There are 46 parking stalls. Electrical plug-ins have to be shared. Two handicap parking stalls are required by the Alberta Building Code for 46 stalls. An adjoining sidewalk and curb cut needs to be provided.	\$7,000.00
1.3.2	Layout and safety of parking lots.	2	The lot size is adequate. A turn-around area for fire trucks is needed and two handicap parking stalls have to be integrated into the parking lot. See 1.3.1 and 1.2.2.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Apart from the pot holes, the lot drains adequately. See 1.2.2	
1.3.4	Layout and safety of sidewalks.	5	Sidewalks exist along the City street facing the front facade of the school. Asphalt sidewalks lead up to the school. Sidewalks have continuous hand rails leading up to the school entries.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	The sidewalks slope away from the school. Large cracks in paving need to be filled.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	1	Barrier-free access into the school is adequate from existing sidewalks. Handicap parking needs to be provided near a sidewalk in the parking area. See 1.3.1	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$129,000.00</b>

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	Structure appears adequate.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Structure appears adequate.	
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					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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 has been redone and functions fine. However, further investigation needs to be carried out to actually examine the roof when the snow is gone.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Roof accessories are adequate according to the maintenance director. Further investigation should be made to confirm whether accessories are, in fact, adequate.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. No ice or snow problems exist.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	N/A	
Other					



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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	All	Bricks are missing at a side entry near the playground area. In one area in the rear of the school, the concrete base below the brick needs to be filled and properly insulated.	\$2,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	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).	5	All	Adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.	F.I.	All	No reported problems. Further investigation is needed when snow is gone.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	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).	5	All	Adequate.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Electronic door openers required.	\$3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers required. See 2.4.2	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	All	Adequate.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	All	Adequate	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All	Adequate.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$5,000.00

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).	F.I.	All	The wall in the gym where the climbing apparatus is located is cracked. Further structural investigation may be required for repair.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5	All	Adequate.	
Other	Coat hooks in Corridor	2	All	Coat hooks located in the corridors have to be relocated into the classrooms or lockers have to be supplied. \$200 per locker includes patch and painting of walls	\$110,000.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5	All	Carpet in the library and surrounding classrooms is in good shape. Some vinyl composite tiles have lifted up, but these tiles have been reglued.	
3.2.2	Wall materials and finishes.	5	All	The walls of the school are painted concrete block. Some walls in the library are vinyl covered partitions. All walls appear in good shape	
3.2.3	Ceiling materials and finishes.	5	All	The ceilings of the school are t-bar acoustic ceiling system. No problems were detected.	

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.	5	All	Adequate.	
3.2.5	Millwork	5	All	Adequate.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Tackboards, writing boards, display boards and door signs provided.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Classrooms contain projector screens, tackboards and whiteboards. The gym contains a climbing apparatus.	
3.2.8	Washroom materials and finishes.	2	All	Washrooms are not barrier-free. Grab bars and wider stalls need to be installed. A sink in a washroom for each sex needs to be barrier free. Entry and exit into existing washrooms cannot be barrier-free. New washrooms should be created or existing retrofitted	\$40,000.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is 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. Further investigation is required to see if building meets current Code standards.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	Further investigation is required to determine whether the ceiling of the first floor has a 45 minute fire rating. See 3.3.1	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Adequate. See 3.3.1	
3.3.4	Exiting distances and access to exits.	F.I.	All	Adequate - fire doors are provided at corridor and stairway access points. See 3.3.1.	
3.3.5	Barrier-free access.	2	All	The school requires an elevator. A chair lift is also required at the main entry, to reach upper and lower floor levels. Note: \$75,000 for an elevator and \$18,000 for a chair lift.	\$93,000.00
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 observed.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	5	All	No other health concerns were observed.	
Other	3% Design Contingency Fund	3	All	Fund for architectural changes resulting from barrier free access, mechanical and electrical changes.	\$13,560.60
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$256,560.60</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		2 Catch basins, 1 in parking lot and 1 in play area, no drainage problems	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1		No irrigation. Minimal hose bibbs on school exterior. No vacuum breakers are presently installed.	\$1,000.00
	4.1.3 Outside storage tanks.	N/A		none	
	Other				
4.2	<b>Fire Suppression Systems</b>		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		City hydrant is located within 45 m of the siamese.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose system throughout the school.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Wall mounted 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		Water fed from city services, adequate volume and pressure presently available. 4" service feeds 2" domestic water meter and 3" standpipe system.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	1		No backflow protection on 2" domestic water supply.	\$5,000.00
4.3.4	Piping and fittings.	4		Water - copper piping throughout. Sanitary/Storm - cast iron hub and spigot. No visible leaks.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Toilets urinals and sinks in reasonable condition. Replace drinking fountains and lavatory trim throughout.	\$4,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		216,000 BTU and 100 gal capacity commercial water heater and 100 gallon storage tank. Both are original, water heater is close to reaching its life expectancy.	\$7,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm tie into city services, no sump pumps, no known problems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		4 Gas fired multi-zone units with hot and cold deck, burners and heat exchangers have all recently been replaced and in 7 to 10 years when they wear out, parts will be unavailable. Single unit to feed gymnasium, unit. Capacities - 4-multi zones - 560 MBH in/360 MBH out - 8000 CFM each. Gymnasium - 220 MBH in /180 MBH out - 3600 CFM.	
4.4.2	Heating controls (including use of current energy management technology).	4		Low voltage heat/cool thermostats throughout, no energy management.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Adequate combustion air. 'B' Vents off each gas fired appliance.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4		1" thick disposable media.	
4.4.7	Heating humidification systems and components.	4		Each multi-zone unit is housed with an electrode type humidifier with replaceable canisters. All appear to be fully functioning.	



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		Overhead and floor fed ducting in good condition, diffusers and grilles in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Duct insulation in acceptable condition.	
4.4.10	Heat exchangers.	4		Heat exchangers on 4 multi-zone units and gym unit have all been replaced within the last 5 years, When they fail (approx. 7 to 10 years) replacement exchangers will not be available.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		All appear in adequate condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Good air circulation, adequate temperature control.	
4.4.13	Zone/unit heaters and controls.	4		Fed off multi-zone unit	
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.	N/A		SEE 4.4.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	FI		There is an O/A intake hood but the operating damper was closed. Further investigation required to determine its condition and operation.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	N/A		SEE 4.4.8	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted dome type exhaust fans.	
4.5.5	Separation of out flow from air intakes.	4		Intake and exhaust hoods are very close to each other.	
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	
	<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).	N/A		SEE 4.4.2	
4.5.8	Air filtration systems and filters.	N/A		SEE 4.4.6	
4.5.9	Humidification system and components.	N/A		SEE 4.4.7	
4.5.10	Heat exchangers.	N/A		SEE 4.4.10	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		SEE 4.4.8	
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).	4		4 roof condensing units, one for each multi-zone, some of the compressors have been replaced. Approx 20 tons of cooling each.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Cooling distribution thru ductwork.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Low voltage controls.	
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.	4		Low voltage controls, no energy management.	
Overall Mech Systems Condition & Estim. Costs					\$17,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground 1000 amp. 3 phase service. No space available.	\$10,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building exterior lighting at entrances. Photocell and time switch control.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		7 duplex receptacles on steel rail. 8 duplex receptacles on steel posts.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Single zone 120 volt system. No emergency power. No strobe lights.	\$18,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting only in part of school. Emergency lighting is not adequate.	\$7,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit lighting is not adequate. No emergency power.	\$5,000.00
	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		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are full and no space for additional breakers. New panels to be added.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally inadequate. Wiring is in conduit.	\$25,000.00
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 recessed fluorescent and T-8 lamps. Surface fluorescent in gymnasium. Lighting levels generally adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	All	Building recently retro fitted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5	All	Building recently retro fitted	
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).	3	All	Bogan PA system. Simplex program/timer. Speakers and telephones in classrooms. No CCTV or Cable TV. Gymnasium system is original and out dated.	\$5,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 cabling for offices and computer room.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	One 48 port patch panel in storage room. Room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space available for dedicated circuits. (REFER TO SECTION 5.3.4 FOR COSTING)	
Other					



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	Regency intrusion alarm. Corridor motion sensors. Main doors alarmed. 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				\$90,500.00

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).	4	Adequate	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Further investigation required.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	New paint required to cover wooden base and stairs and to repaint rough cedar siding.	\$7,380.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	1	The floor in one portable has a hole in it and has been temporarily covered with a metal plate The floor needs to be properly repaired.	\$2,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	New millwork could be provided	\$2,640.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Tackboard and whiteboards are provided	
6.1.8	Heating system.	4	New furnaces with plenum distribution, 50,000 B.T.U. in each A/C built into one of the units. All appear in adequate condition.	
6.1.9	Ventilation system.		See 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	Lighting, power and communication appear to be satisfactory. No network cabling.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	The second door provided for exiting from the portable has been sealed. Because the heating units are located by the only exit, no other means of egress is possible in the case of a fire.  120 volt fire alarm extension from school.	\$4,500.00
6.1.12	Barrier-free access.	2	All portables have stairs and, in one case, the door swings inward. Chair lifts or ramps would be required, with electronic door openers.	\$58,500.00
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$75,020.00</b>

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			1391.2	16	80.0	1280.0	111.20	Surplus. Special Ed Exempt (13 x 15 = 30)
	Classroom	9	79.00						
	Classroom	2	71.20						
	Classroom	6	83.60						
	ESC Classroom	1	36.20						
7.2	Science Rooms/Labs (mixed with classrooms)			0.00	2	95.0	190.0	-190.00	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			163.3	1 3	130.0 90.0	400.0	-236.70	Deficiency
	Music	1	89						
	Stage	1	74.3						
7.4	Gymnasium (incl. gym storage)	1		584.60			473.0	111.60	Surplus
	Gym		556.70		1	430.0			
	Storage		27.90			43.0			
7.5	Library/Resource Areas	1		225.50	1	240.0	240.0	-14.50	Deficiency
			199.50						
			26.00						
7.6	Administration/Staff, Physical Education, Storage Areas (total)			275.70			517.0	-241.3	Deficiency
	Storage		108.8			357.0	Adm		
	Phys Ed		10.0			70.0	Phys. Ed		
	Admin.		156.9			90.0	Storage		

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			79.0				79.0	Surplus
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	1	79.0						
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1274.2			1154	120.2	Surplus
	<b>Overall Space Adequacy Assessment</b>	23		3993.5	24		4254.0	-260.50	Deficient. Portables not included in total area. See Part 1 for total areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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