

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	David Thompson Junior High School			School Code:	9308	
Location:	9320 Arbour Cres. SE			Facility Code:	1623	
Region:	Calgary			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	7-9			School Capacity:	760	
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	1962	2	4697.80	The school roof is flat and is built-up asphalt. The exterior consists of brick with aluminum windows and masonite panels above and below the window units. A metal flashing cap covers all parapets. The school exterior doors are painted blue.	Central constant volume ventilation units work in conjunction with perimeter hot water radiation throughout entire school.	
	Subtotal		4697.80			
Additions/Expansion	1967	1	1719.90	The 1967 addition blends in with the original brick facade. The site slopes down towards the street in front of the school. Similarly, in the back of the school, the site slopes down towards the playing fields. The playing fields appear to be shared facilities with another adjacent school. Tree clusters can be found in the rear of the school, as well as in the front of the school. Concrete pavers extend out from the main school entrance to the street front and public sidewalk. Asphalt paving surrounds the immediate perimeter of the school on its south and east sides. A paved parking area is located on the north side of the school. The interior of the school consists of many levels. No elevator is provided. The floor material is vinyl composite tile in classrooms and corridors and carpet in the administration area. The gym floors appear to be maple. The auxiliary gym floor in the basement is sheet vinyl and vinyl composite tile, as well as carpet. The industrial arts shop has a wood/composite floor.		
					Evaluator's Name:	Paul T. Becher
					& Company:	Boucock Craig and Partners

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Additions/Expansion (Cont'd)				The interior walls are painted concrete block with some gypsum partitions in classroom and administration areas. There is a feature brick wall in the lunch study area. The ceiling is acoustic t-bar.		
	Subtotal		1719.90			
Upgrading/ Modernization (Identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	306.47	The portables were built on to the east portion of the school. Exterior materials include metal cladding and corrugated metal siding. A wooden stairway leads into the portable corridor. The roof is flat and is built-up asphalt. The wooden base of the portables is wood and requires repair and painting. The stairs leading into the portable also require replacement. The interior consists of sheet vinyl and vinyl composite tile, t-bar ceilings and painted gypsum board walls. Lockers are available in the corridor.		
	Subtotal		306.47			
	Total		6724.17			
List of Reports/ Supplementary Information	No reports were available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Fire lane is required. 2 additional handicap stalls required. 3 needed in total. Adjoining sidewalk and curb cut required. Parking layout has to be modified so that handicap stalls are closer to building. Barrier free ramp required at parking lot entrance, and electronic door openers required at every barrier-free entrance.	\$152,000.00
2	Building Exterior	The foundation walls on the north and west sides of the school are cracked and need repair. The roof needs to be redone. Metal fascias, soffits and parapets throughout the school need to be redone. Flashing on the fire wall on the parking lot side need repair. Splashpads are required for soffits at canopy entrances. Exterior doors need to be painted and windows replaced. Some exterior hardware needs to be replaced.	\$518,703.16
3	Building Interior	Corridor walls require repainting. Gypsum board screw-fastened in corridors needs to be taped and plastered. Rubber base around stairway requires repair and handrails need painting. New carpet required in library. Existing lockers need to be painted. Some acoustic tiles need to be replaced directly below kitchen area due to water damage. Mice in kitchen area need to be exterminated and empty classrooms need to be cleaned. Interior doors and repainting and some hardware needs to be replaced. Science benches need to be replaced. Barrier-free washrooms required. Chair lifts and elevator are required. Carpet in the basement gym is needed 3% contingency fund for architectural changes related to barrier-free access and/or mechanical and electrical changes.	\$605,218.51
4	Mechanical Systems	Plumbing fixture upgrades required. HVAC systems in acceptable condition. Only general maintenance is required.	\$445,000.00
5	Electrical Systems	Main electrical service and distribution needs upgrading. Lighting requires maintenance.	\$449,500.00
6	Portable Buildings	Broken areas of exterior wood foundation base need to be repaired and entire base repainted. New stairs required. Chair lift with electronic door opener required. Water damaged ceiling tiles need to be replaced	\$47,779.80
7	Space Adequacy:		
	7.1 Classrooms	Deficient: 481.56 m ² . Calculation is not accurate given student population at 200 and Alberta Infrastructure capacity given is 760.	
	7.2 Science Rooms/Labs	Deficient: 39.3 m ² . See 7.1	
	7.3 Ancillary Areas	Deficient: 222.4 m ² . See 7.1	

	Evaluation Components	Summary Assessment	Estim. Cost
	7.4 Gymnasium	Deficient: 117.3 m ² . See 7.1	
	7.5 Library/Resource Areas	Surplus: 200.7 m ² .	
	7.6 Administration/Staff Areas	Surplus: 18.4 m ² . Mice in kitchen need exterminating. School caretaking needs to be improved.	
	7.7 CTS Areas	Surplus: 389.9 m ²	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient: 36.74 m ² .	
	Overall School Conditions & Estim. Costs	Deficient: 288.3 m ² .	\$2,218,201.47

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	5	Large - several playing fields and playground area. Sportsfields appear shared with another adjacent school.	
1.1.2	Outdoor athletic areas.	5	3 Soccer Fields. 3 Baseball Diamonds	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	1 Creative Playground 2 Basketball hoops are rear of school	
1.1.4	Site landscaping.	5	Mature - well kept	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Perimeter fencing, guard rails at front of school, and flagpole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Site slopes away from school. Drainage appears adequate.	
1.1.7	Evidence of sub-soil problems.	F.I.	Foundations around north and west sides of the school are severely cracked. Further structural investigation needs to be done. May be caused by sub-soil conditions.	
1.1.8	Safety and security concerns due to site conditions.	4	School has screens over windows in parking area. Safety lights are fastened to front, back and sides of school. School has been vandalized.	
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	No parking is permitted in front of the school. This space is reserved for buslane loading and unloading. One access point into parking lot on north side. Access to rear of school is possible via gate on south side of school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Parking lot is paved. No fire lane access road. Road required. See 1.2.4	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	City street.	
1.2.4	Fire vehicle access.	3	Fire lane in rear of school is required.	\$130,000.00
1.2.5	Signage.	5	Signage appears new or modernized.	
Other				

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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).	2	58 parking stalls provided. Includes one barrier-free stall. 2 additional handicap stalls need to be added. Curb cut required and adjoining sidewalk.	\$10,000.00
1.3.2	Layout and safety of parking lots.	2	Handicap parking should be relocated closer to building. See 1.3.1.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Adequate.	
1.3.4	Layout and safety of sidewalks.	2	Additional sidewalk and curb cut may be required for handicap parking.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	Sidewalks in front of school are concrete. Playing areas around the perimeter and back of school are asphalt.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Ramp required at parking entrance. Electronic door openers required at parking entrance, front entrance and rear school entrance. Sidewalks slope up to entrance landing at other locations.	\$12,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$152,000.00

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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	Structure appears adequate.	\$5,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	All	The foundation wall on the exterior of the school is severely cracked on the north and west elevations. Further investigation is required to determine if the cracking is due to structural failure or if it is due to sub-soil conditions.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	1	All	The roof structure appears to be leaking in portions of the portables and adjoining classroom areas. See 2.2.1	
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</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	Further investigation is required. No inspection report was available. The roof leaks in the portion of the portables. The janitor reports that the portables will be moved by the spring to another school. The cost to re-roof, including roof removal, is \$65/sq. m. Price noted excludes portable roof.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Further investigation is required when the roof is to be redone.	
2.2.3	Control of ice and snow falling from roof.	5	All	The roof is flat. No problems were observed.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	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).	4	All	The brickwork is discolored in areas in the back and sides of the school due to vandalism. Some areas appear to be redone with a lighter shade of brick. Brickwork is adequate, but appears run down.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Fascias, soffits and parapets throughout the school need to be redone. Current conditions include looseness, rust and peeling paint.	\$9,840.12
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	1	1963	Flashing on the parapet/fire wall appears to be tearing apart. It should be replaced and caulked. Windows and masonite panels appear worn out and need replacing. See 2.4.4	\$1,200.00
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Splash pads required at entrance canopies	\$2,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Appear 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	Doors need to be repainted due to vandalism and wear.	\$56,154.88
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1963	Hardware - latch on front door needs to be replaced.	\$500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required where barrier free entry into the building is provided.	\$6,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Windows need to be replaced. Metal frames appear to be deteriorated.	\$438,008.16
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	None observed at time of evaluation.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$518,703.16

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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).	2	1963	Corridor walls - repainting is necessary. Gypsum board screw fastened in place, but not taped and plastered. Corridor on west side of school to be completed. Stairway handrails to be painted and rubber base repaired.	\$21,632.76
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1963 1970	Industrial Arts floor needs to be refinished. New carpet required in library and basement gym. Carpet: \$33,042.00 Wood floor in I D Shop: \$33,609.75	\$66,651.75
Other	Lockers	2	All	Some new lockers have been provided. Existing lockers that remain need to be repainted \$200 per locker - cost includes patching and painting.	\$152,000.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	See 3.1.2	
3.2.2	Wall materials and finishes.	2	All	See 3.1.1	
3.2.3	Ceiling materials and finishes.	3	All	Acoustic tile t-bar ceiling throughout. Steel trusses and acoustic tiles in gymnasium. Acoustic tiles in some areas have been damaged by water and need replacing.	\$5,000.00

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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.	2	All	Interior doors need repainting. Hardware needs to be upgraded in some areas.	\$58,836.49
3.2.5	Millwork	1	All	Science lab benches need to be replaced. Plumbing currently is broken in some labs.	\$14,543.10
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Whiteboards, chalkboards, tackboards, display boards are provided.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	6 basketball hoops in gym. Computer lab provided.	
3.2.8	Washroom materials and finishes.	1	All	Barrier-free washrooms are required. CBE estimate per washroom is \$10,000. Several washrooms are currently not being used. However, the janitor reports that the student population will increase from 200 to 600 students and these additional washrooms will be needed.	\$60,000.00
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. The glazing facing the lunch study area at the core of the school is sprinklered. 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	Appear to be accurate. Further investigation is required to determine if fire walls go through roof. See 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Adequate - fire doors are provided. See 3.3.1.	
3.3.4	Exiting distances and access to exits.	F.I.	All	Appear to be adequate. See 3.3.1.	
3.3.5	Barrier-free access.:	1	All	The multi-level facility requires several chair lifts, as well as an elevator.	\$183,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Further investigation is required to determine if hazardous materials exist. No such materials were observed.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	All	Mice were seen in the kitchen area by the cafeteria. The school, as a whole, is poorly taken care of. Unoccupied classrooms are dirty and need cleaning. They also smell and are warm.	\$5,000.00
Other	3% Design Contingency Fund	3	All	Fund is for architectural changes due to barrier free access, mechanical and electrical changes.	\$38,554.41
	Overall Bldg Interior Condition & Estim Costs				\$605,218.51

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	1963 & 1970	All surface run-off, no visible problems, appears to work well.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1963 & 1970	Hose bibbs with vacuum breakers.	
4.1.3	Outside storage tanks.	N/A		none	
Other					
4.2	Fire Suppression Systems				
4.2.1	Fire hydrants and siamese connections.	4	1963 & 1970	Siamese at front of building and city hydrant approx. 45 meters away.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1963 & 1970	Some sprinklers at glazing on a rated wall by new student gathering, standpipe and hose system throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1963 & 1970	Portable extinguishers location throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1963 & 1970	Flammable and acid storage in Science Prep.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1963 & 1970	4" water service feeds, 3" domestic and 4" sprinkler and standpipe	
4.3.2	Water treatment system(s).	N/A	1963 & 1970	none	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1963 & 1970	Backflow protection installed in all the required locations.	
4.3.4	Piping and fittings.	4	1963 & 1970	Water - new copper lines were installed throughout to replace galvanized. San/Storm - cast iron hub and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1963 & 1970	Floor mount water closets with flush valves, floor mount urinals with flush tank, new vanity lavs, new drinking fountains, some old fixtures which require replacement which are very worn.	\$15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1963 & 1970	3 - 36000 BTU, 25 Gal. Domestic water heaters complete with hot water recirc., all appear in good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1963 & 1970	San and storm tie into city mains in street, no visible or reported problems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	3	1963 & 1970	2 liberty fire tube L.P. hot water boilers, 96 m2 of heating surface, boilers and pumps have reached life expectancy	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	3	1963 & 1970	Pneumatic controls throughout, no energy management system. Controls are deteriorated and require replacement. (SEE 4.7.1 FOR COSTING AND ADDITIONAL INFORMATION.)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1963 & 1970	Masonry chimney, appears in adequate condition. Combustion air is adequate.	
4.4.4	Treatment of water used in heating systems.	4	1963 & 1970	Adequate inhibitors in place on heating system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1963 & 1970	All the required safety controls and devices are in place.	
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)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1963 & 1970	Steel pipe distribution for supply and return piping feeds wall mounted convective radiation cabinet throughout school.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1963 & 1970	All heating piping is insulated with rigid fiberglass insulation, some asbestos on elbows.	
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	1963 & 1970	Good heat distribution throughout, no apparent problems.	
4.4.13	Zone/unit heaters and controls.	4	1963 & 1970	Force flow cabinet unit heaters in entrance vestibules with line voltage thermostats.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	1963 1970 1997	Central AHU - approx. 400,000 CFM. Industrial arts - roof top unit - approx. 3000 CFM. Central AHU - approx. 200,000 CFM. Courtyard infill - roof top unit - approx. 5500 CFM All appear of acceptable condition and capacity.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1963 & 1970	Approx. 8 - 12 CFM of outside air per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1963 & 1970	Approx. 6 - 8 A/C per hour.	
4.5.4	Exhaust systems capacity and condition.	4	1963 & 1970	Roof top dome type exhaust fans for washroom storage and janitor rooms.	
4.5.5	Separation of out flow from air intakes.	4	1963 & 1970	Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1963 & 1970	Dust collection system in Industrial Arts. Welding exhaust in Industrial Arts.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)				
	<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).	4	1963 & 1970	Pneumatic controls, time clocks on ventilation units.	
4.5.8	Air filtration systems and filters.	4	1963 & 1970	1" thick disposable media throughout.	
4.5.9	Humidification system and components.	3		Evaorative coolers have reached life expectancy, proper steam humidification system to be installed.	\$60,000.00
4.5.10	Heat exchangers.	N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1963 & 1970	Ductwork runs in corridor and feeds sidewall into classrooms. Grilles all appear in adequate condition. Mixing sections are all pneumatically controlled.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems				
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1963 & 1970	Wet Cells on both central ventilation units are used for humidification and cooling, minimal cooling, may drop S/A temp. by 8 - 12 0 F, wet cells have reached life expectancy. (SEE 4.5.9 FOR COSTING AND ADDITIONAL INFORMATION.)	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Utilizes central ventilation unit ductwork.	
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		Computer room has a standalone DX coil and roof mounted condensing unit.	
Other					
4.7	Building Control Systems				
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Pneumatic controls throughout, night set back on thermostats and time clocks on AHU's for energy management, controls are reachin life expectancy and replacement is required.	\$120,000.00
	Overall Mech Systems Condition & Estim. Costs				\$445,000.00

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 800 amp 120/208 volt service. No space available for expansion.	\$15,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Some exterior building lighting. Parking lot pole lighting. Exterior lighting appears adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5		Duplex receptacles mounted on concrete bollards in parking lot.	
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 2001 zoned system with graphic display. System appears satisfactory.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	No emergency lighting in vestibules. Additional lights required.	\$2,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting appears to be adequate.	
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.	3	All	Panelboards are generally in poor condition. Minimal new panels. Capacity is near full.	\$25,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		none	
5.3.4	General wiring devices and methods.	3	All	Wiring devices are generally inadequate.	\$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).	3	All	Interior lighting consists of recessed and surface fluorescent and T-12 lamps . Lenses are missing on some fixtures. Surface fixtures are not in good condition. Lighting levels are generally adequate.	\$5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Some fixtures may contain PCB ballasts.	\$35,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new fluorescent lighting fixtures with T8 lamps and electronic ballasts.	\$335,000.00
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 system appears good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Simplex program/timer. Speakers in corridors only, telephones in classrooms. No CCTV or Cable TV.	\$7,500.00
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 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	3 x 48 port Cat. 5 patch panel All approximately 50 percent space available.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Limited space available for dedicated circuits. REFER TO 5.3.4 FOR COSTING.	
Other					

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				\$449,500.00

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).	1	Exterior wooden foundation base is broken. It needs repair and painting.	\$3,677.64
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	The roof needs to be redone.	\$19,920.55
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Adequate	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Doors need painting and hardware repaired or replaced.	\$2,681.61
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Water damaged ceiling tiles need to be replaced.	\$2,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Adequate - classrooms not used.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Lockers located in corridor.	
6.1.8	Heating system.	4	See 6.1.9.	
6.1.9	Ventilation system.	4	Hot water unit ventilators for heating and ventilation. Tied into the school, central heating system, electric thermostats for room control.	
6.1.10	Electrical, communication and data network systems.	4	Lighting, power and communications appear to be satisfactory.	
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.	2	One chair lift with an electronic door opener is required. The existing stairs need to be replaced as well	\$19,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$47,779.80

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			1038.44	19	80.0	1520.0	-481.56	Deficient. Special Ed Exempt (3 x 15 = 45). Not deficient. Not enough students to fill all classes.
	Classroom	3	81.58						
	Classroom	9	75.80						
	Classroom	1	111.50						
7.2	Science Rooms/Labs			440.70	4	120.0	480.0	-39.30	Deficient. Not deficient. Not enough students to fill all classes.
		1	85.60						
		1	111.50						
		1	85.60						
		1	79.00						
		1	79.00						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			307.6	2 3	130.0 90.0	530.0	-222.40	Deficient. Not deficient. Not enough students to fill all classes.
	Ancillary	1	75.8						
	Art	1	107.3						
	Drama	1	124.5						
7.4	Gymnasium (incl. gym storage)	1		779.70	1	815.0	897.0	-117.30	Deficient
	Weight Room		95.70			82.0			
	Gym		525.50						
	Gym Storage		20.00						
	Aux. Gym		118.20						
	Aux. Gym Storage		20.30						
7.5	Library/Resource Areas	1	550.70	550.70	1	350.0	350.0	200.70	Surplus
7.6	Administration/Staff, Physical Education, Storage Areas (includes T.D. Storage and Empty Classes)		789.4	789.40	Adm P.E. Stor	467 160 144	771.0	18.40	Surplus

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Surplus/Deficiency	Comments/Concerns
7.7	CTS Areas								
	7.7.1 Business Education				3	115.00	345.0	-345.0	Deficient
	7.7.2 Home Economics			249				249.0	Surplus
	Sewing	1	124.50						
	Home Ec	1	124.50						
	7.7.3 Industrial Arts			327.9				327.9	Surplus
	I.D.	1	124.50						
	I.D.	1	203.40						
	7.7.4 Other CTS Programs			158				158.0	Surplus
	CTS	1	79.00						
	CTS	1	79.00						
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1776.26			1813	-36.74	Deficient
	Overall Space Adequacy Assessment	17		6417.7	33		6706.0	-288.30	Deficient. Current capacity is 200, when CBE capacity given is 760. Portables are to be removed by spring of next year. Portables are not included in the total area. See Part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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