

1

Upgrading/ Modernization (identify whether minor or major)	1999/ 2000					Whiteboard to be installed in some classrooms. Wire window glazing installed in interior corridor doors (minor). The roof of the school has recently been done.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	Date Unknown	1	83.5	Carpet has been removed and sheet vinyl has been installed. (free standing/ relocatable) The exterior of the portable is metal cladding with a wood base and a built-up asphalt roof.	Standalone furnace in portable classroom.	It is not barrier free. It would require a chair lift to get up stairs to classroom and an electronic door opener.
	Subtotal		83.5			
	TOTAL		1909.8			
List of Reports/ Supplementary Information	None Available					

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Part I - Facility Profile and Summary

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	No drainage problems. New gate for fire lane access needed and paved fire lane. Barrier-free ramps required, with electronic door openers. Trees need to be trimmed to prevent children climbing on roof. Parking area needs repairing	\$249,096.00
2	Building Exterior	Excellent condition. Exterior entry doors need painting.	\$200.00
3	Building Interior	Gym floor needs refinishing. Paint colors outdated. Carpet beginning to show wear. Needs replacing. Fire doors need to be installed. Cracks showing on gym walls. Barrier-free access in washrooms needed. 3% Design Contingency Fund Interior Work: \$173,771.85 Design Cont.: <u>13,323.42</u> Total Bldg Int.: \$187,095.27	\$187,095.27
4	Mechanical Systems	Mechanical systems are in good condition. There is perimeter hot water heating combined with a constant volume ventilation system. Plumbing systems are starting to show their age and some fixtures require replacement, humidification system is also inadequate.	\$60,000.00
5	Electrical Systems	Main electrical service is adequate for expansion. Available circuitry is very limited and requires additional panel space. Fire alarm system is outdated and requires replacement.	\$149,800.00
6	Portable Buildings	Some finish replacement. Emergency and exit lighting is generally adequate and requires minor upgrading. Chair lift and electronic door opener required.	\$21,045.80
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 369.6 m ² . Excess of general classroom space	
	7.2 Science Rooms/Labs	Deficient: 190.0 m ² . Lack of special program areas. Intended science room still contains lab counter.	
	7.3 Ancillary Areas	Deficient: 180.0 m ² . Lack of special program area.	
	7.4 Gymnasium	Deficient: 232.8 m ² . Existing gym is undersized for need.	
	7.5 Library/Resource Areas	Surplus: 34.5 m ² . Library surplus space combines some CTS with resources.	
	7.6 Administration/Staff Areas	Deficient: 263.4 m ² . Small administration area	
	7.7 CTS Areas	N.A. Resource computers placed in library area.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient: 83.6 m ²	
	Overall School Conditions & Estim. Costs	Deficient: 545.7 m ²	\$667,237.07

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Large - adequate and well maintained.	
1.1.2	Outdoor athletic areas.	5	Soccer Field Baseball Diamond Natural habitat area with trees	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Natural Park 1 Creative Play Area Outdoor eating area east of building. Bike Racks	
1.1.4	Site landscaping.	5	Mature -- spruce, bushes, and deciduous trees. See 1.1.8	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Perimeter chain link fence, flag pole and bike stands. Lacks barrier-free access to front entry and portable.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Steep angled slope in parking area. No drainage problems.	
1.1.7	Evidence of sub-soil problems.	5	N/A	
1.1.8	Safety and security concerns due to site conditions.	3	Mature spruce trees need to be trimmed. Students climb trees to get onto school roof.	\$1,500.00
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	School is situated at a cul-de-sac. One main access point if cul-de-sac is used as turn around.	\$0.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt - parking area. No road provided for intended fire lane along east side of school. Proper road with turn-around needs to be installed.	\$120,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site - City Streets	\$0.00
1.2.4	Fire vehicle access.	2	A gate needs to be installed to allow access to fire lane. See also 1.2.2 for fire lane construction needed.	\$96.00
1.2.5	Signage.	5	Exterior signs on north and south face of building are visible.	
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).	5	28 Parking Stalls Additional parking available in adjacent cul-de-sac. 2 barrier-free parking stalls are required by Code. Sidewalk and curb cut to accompany handicap stalls. See 1.3.6	
1.3.2	Layout and safety of parking lots.	3	Open, clear views. Parking area is paved. However, paving needs to be redone.	\$100,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking located on sloped surface. Water drains away from building. See 1.3.2	
1.3.4	Layout and safety of sidewalks.	2	Barrier-free access is not possible. Front sidewalk is cracking. Barrier-free ramps need to be installed - 1 large ramp at front entry and 4 smaller ramps at other ends. Barrier-free parking signage and adjacent sidewalk for loading and unloading required.	\$13,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	Adequate - sidewalks slope water away from building.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Curb cut needs to be added for barrier-free access at front of school. Includes new concrete entrance. Electronic door openers need to be installed where barrier-free entrances are located \$1,500 each for electronic door openers.	\$14,500.00
Other				
	Overall Site Conditions & Estimated Costs			\$249,096.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	3	1974/ 1975	Concrete slab on grade with vinyl composite tiles. Stage floor needs to be refinished as well as the gym floor. Carpet placed in classroom areas needs replacing. See 3.2.1	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Adequate exterior condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5	All	The roof has recently been done -- no indication of problems.	
2.1.4	Control/expansion joints.	3	All	Adequate with the exception of the wall in the gym. See 3.1.1	
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.	1974/ 1975 All	School re-roofed since 1974/75. No problems reported. Further investigation required to confirm that the roof is adequate.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Ladder and hatches are reported to be in good shape. Further investigation required to confirm roof accessories are adequate.	
2.2.3	Control of ice and snow falling from roof.	5	All	No problems - flat roof.	
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).	5	All	No damage evident on the outside of the building.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	All	No damage evident.	
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	No ice build-up apparent.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	No problems reported.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5	All	No problems reported.	
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	1974/ 1975 All	Exterior doors showing a little bit of wear. Interior doors recently outfitted with window panel. New paint required for entry doors. Unit cost provided by Devitt and Forand Contractors.	\$200.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	1975 All	No problems evident.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5	1975 All	No problems evident.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	1975 All	No problems evident.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	1975 All	No problems evident.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	1975 All	No problems evident.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$200.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.	All	Concrete block cracking in gym because of lack of control joints. Structural evaluation of wall should be conducted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	See 3.2.1	
Other		1	All	Lockers for coat storage needed in main entry and mud room areas. Coat hooks could be relocated into classrooms as an alternative. \$200 per locker - includes coat hook removal and patching.	\$40,000.00
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	All	Concrete slab on grade with vinyl composite tile. Excellent condition. Gym floor and stage needs refinishing. Carpet in classrooms needs replacing. Quarry tile and ceramic tile in washrooms. \$95/sq.m. used for refinishing gym and stage. Carpet Removal: \$ 5,127.00 Underlay: <u>\$13,330.20</u> Carpet: <u>\$22,558.80</u>	\$70,000.00
3.2.2	Wall materials and finishes.	3	All	Colors are outdated, although condition is excellent. Vinyl wallcovering in Library beginning to show wear and needs replacing. Cracks in gym walls need to be fixed. See 3.1.1 The school will eventually need all new paint. Existing colors are original - according to staff.	\$24,917.60
3.2.3	Ceiling materials and finishes.	4	All	T-bar ceiling - good condition.	

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	All interior doors and frames will need painting when all interior walls are painted.	\$11,894.25
3.2.5	Millwork	4	All	Beginning to show wear.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Whiteboards required in some rooms because of allergies. Have been ordered already.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	All	Climbing apparatus in good shape in gym.	
3.2.8	Washroom materials and finishes.	1	All	Quarry tile on floor. Ceramic tiles around urinals are in adequate condition. Concrete block walls are adequate. Stall needs to be made barrier-free (for each sex) Grab bar needs to be installed. (for each sex) A sink in each washroom (one for each sex) needs to be made barrier-free.	\$20,000.00
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	Concrete block walls. Non-combustible construction. Library zoned off with corridor doors. Stage is sprinklered. Further investigation is required to see if the building meets the current Code.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All	No problems evident with the exception of fire doors in corridor of library which are required. See 3.3.3. Further investigation is required to confirm that, where fire doors are to be installed, fire walls go through the roof. See 3.3.1.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	All	Concrete block walls have been predominantly used. Fire doors required. 2 sets of fire doors are required that will lead into library. See 3.3.1.	\$960.00
3.3.4	Exiting distances and access to exits.	F.I.	All	No apparent problems if new fire doors installed. See 3.2.4. See also 3.3.1	
3.3.5	Barrier-free access.	2	All	Ramps at three exit points need to be built. Large ramp at main entry needs to be built. Electronic door openers are required. Unit price used from Devitt and Forand for handicap electronic door opener is \$1,500 each.	\$6,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No studies were available to suggest any problems.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3		Air quality in portable could be improved. See mechanical.	
Other	3% Design Contingency Fund	2		Design Contingency Fund for changes related to Barrier-free requirements, mechanical and electrical changes.	\$13,323.42
	Overall Bldg Interior Condition & Estim Costs				\$187,095.27

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		Single catch basin in parking area. Site drainage works well, school sits on top of a hill.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No irrigation. Exterior non-freeze hose bibbs on each exposure.	
	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.	5		A city hydrant is located within 90 m of main entrance.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and hose system in place. Sprinklers are located on the stage fed from domestic water system.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable fire extinguishers are located throughout the 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		Water service fed from city services, adequate volume and pressure at present, backflow protection is in place. 4" service feeds 1 1/2" domestic water meter and 2 1/2" standpipe system, no irrigation.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Dual 2" backflow prevention stations in place on domestic water feed.	
4.3.4	Piping and fittings.	4		Water - copper piping throughout. Sanitary/Storm - cast iron hub and spigot.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, Lavs - wall mounted vitreous china, Jan- cast iron enameled basin, General purpose sinks - ss sinks with 8" center. Lavatory trim and some flush valves are in need of replacement.	\$20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		2 year old residential tank type DWH, 38,000 BTU and 26 gal capacity. Recirculation pump in place on domestic hot water system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm tie into city services, 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		2 - Bryan steel tube atmospheric fired hot water boilers, 2900 MBH, adequate redundancy with 2 boilers.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls throughout. Time clock for AHU and exhaust fan start/stop. Classrooms have individual zone control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Comb. Air supplied by a direct gas fired make-up air unit. Chimney - individual "B" vents off each piece of gas fired equipment.	
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Boilers are provided with necessary safety controls.	
4.4.6	Heating air filtration systems and filters.	4		Hot water heating system provided with 3/4" inline micron filter.	
4.4.7	Heating humidification systems and components.	N/A		none	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Steel pipe distribution system feeds hot water to wall mounted convective radiation. No visible leaks or problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping insulated with rigid fiberglass insulation canvas jacket is on all exposed piping.	
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		All perimeter walls have wall mounted radiation cabinet. Good temperature distribution throughout.	
4.4.13	Zone/unit heaters and controls.	4		Entrance vestibules provided with hot water cabinet unit heaters with line voltage thermostats.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Single indoor built-up constant volume ventilation unit. Approx 20,000 CFM. Components - S/A & R/A Fan, mixing section, wetcell, DX cooling coil and filter section components appear in adequate condition. However total air volume feels low (SEE 4.5. OTHER)	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Unit should be capable of approx 15% O/A = 3000 CFM, 200 occupant school results in 15 CFM/occupant. Unit volume seems low.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Over head duct distribution, approx 8 A/C per hour based on design.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans exhaust washrooms	
4.5.5	Separation of out flow from air intakes.	4		Intake on sidewall, relief on roof, adequate separation in place.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		none	
Other		FI		Air handling unit and exhaust volumes seems low, an air balance and changing belts and pulleys may result in better air flow and indoor air quality.	
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>				

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Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	Pneumatic controls for mixed air for damper. Electric controls through time clock for start/stop. No energy management system in place.	
4.5.8	Air filtration systems and filters.	4	4" thick cotton panel filters.	
4.5.9	Humidification system and components.	3	Wet cell sprays over cooling coil, cooling coil scaled up as a result, coil should be acid washed and wet cell media or proper steam humidifier installed.	\$40,000.00
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	Distribution system is in good condition, no apparent problems.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section		
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Direct expansion cooling system on central ventilation unit consisting of a roof mounted condensing unit and DX coil in air handling system, approx. 80 tons of capacity.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4			
4.6.3	Cooling system controls (including use of current energy management technology).	4		Low voltage controls are in adequate condition.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
Other		3		DX coil needs acid cleaning. (SEE 4.5.9)	

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Pneumatic and low voltage controls, good operating condition.	
	Overall Mech Systems Condition & Estim. Costs				\$60,000.00

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).	4		Underground service to school. 600 amp 120/208 volt 3 phase 4 wire main I-T-E switch and CDP adequate capacity and space.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Security lighting consists of exterior wall packs and recessed lights at entrances. Controlled by time clock.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3		7 duplex receptacles mounted on wood rail. Surface conduit along rail. Weatherproof covers are missing.	\$1,300.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Single zone 120 volt system. No emergency power. Simplex components of pull stations and smoke alarms. Bells are 150 mm diameter. No strobe lights. Graphic annunciator at main entrance. Fire alarm dialer.	\$8,500.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting appears inadequate. No heads in exit vestibules. Battery packs are working	\$2,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting appears satisfactory.	
	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 present.	
5.3.2	Panels and wireways capacity and condition.	3	All	Branch circuit panels 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 present.	
5.3.4	General wiring devices and methods.	3	All	Receptacles are deficient in number. Branch circuit wiring is run in conduit. Extension cords are used in some areas.	\$10,000.00
5.3.5	Motor controls.	4	All	Loose starters, appears 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	Lighting appears satisfactory. Surface and recessed fluorescent fixtures and T-12 lamps. HID high bay fixtures in gym.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain PCB ballasts.	\$12,500.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T-8 lamps and electronic ballasts.	\$95,000.00
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	New Nortsar system recently installed. Handsets in all classrooms and offices.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen PA system telequartz master clock. Telephones in classrooms, speakers throughout school. No CCTV, no cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 cabling in offices and library. No network cabling to classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Cabling is run loose and strewn, not well secured.	\$500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	48 port patch panel in library office, space to expand.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Not sufficient space for dedicated circuits. (REFER TO SECTION 5.3.4)	
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			
5.6.2	Intrusion alarms (if applicable).	4	All	Silent knight intrusion alarm. Keypad at entry. Motion sensor in library and main entry. All exit doors are wired.	
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				\$149,800.00

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	No apparent problems	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No apparent problems	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	New paint required.	\$1,045.80
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).	5	New vinyl floor	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	N/A	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate	
6.1.8	Heating system.	4	SEE 6.1.9	
6.1.9	Ventilation system.	4	Counter flow furnace feed wall duct, unit housed with air conditioning and filters, controlled by programmable thermostat.	
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).	3	Fire alarm pull stations, bell, and smoke detector are satisfactory.	\$500.00
6.1.12	Barrier-free access.	2	Chair lift needed to access portable. Electronic door opener required. \$1,500 per door opener.	\$19,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$21,045.80

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			609.6	3	80.0	240.0	369.6	Surplus.Special Ed Exempt (1 x 15 = 15)
		2	86.8						
		3	74.7						
		1	107.9						
		1	104.0						
7.2	Science Rooms/Labs (Space used as classroom)	0		0.0	2	95.0	190.0	-190.0	Deficient
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) - Music Room is on Gym Stage	1	130.0	130.0	1	130.0	310.0	-180.0	Deficient
					2	90.0			
7.4	Gymnasium (incl. gym storage)			240.2			473.0	-232.8	Deficient
	Gym	1	222.1		1	430.0			
	Storage		18.1			43.0			
7.5	Library/Resource Areas	1	194.5	194.5	1	160.0	160.0	34.5	Surplus
7.6	Administration/Staff, Physical Education, Storage Areas (total)			101.6					
						247.0	365.0	-263.4	Deficient
						70.0			
						48.0			
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			550.4			634	-83.6	Deficient
	Overall Space Adequacy Assessment	10		1826.3	10		2372	-545.7	Deficient. Total area does not include portable. See Part 1 for all areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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