

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Earl Grey			School Code:	9118	
Location:	845 Hillcrest Ave. S.W., Calgary			Facility Code:	1444	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	350	
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	1953	1	482.2	Steel columns and steel trusses with flat wood deck roof. Horizontal "rusted steel" siding. See 8.1.1 for photo illustration of this siding .	Gym heated by hot water heating system and ventilation provided by multiple furnaces. Heat and ventilation for basement is by multiple furnaces. Three roof top multizone units provide heat and ventilation for classrooms.	
Additions/ Expansions	1968	1	1894.7	Steel columns and steel trusses with flat wood deck roof. Horizontal "rusted steel" siding. See 8.1.1 for photo illustration of this siding .	Gym heated by hot water heating system and ventilation provided by multiple furnaces. Heat and ventilation for basement is by multiple furnaces. Three roof top multizone units provide heat and ventilation for classrooms.	
Sub Total			2376.9			

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Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			2376.9			
List of Reports/ Supplementary Information	No reports available on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is adequate in proportion to school requirements. Drop offs on North side by Main entrance and in SW lot do not work well and require further investigation. There is a city crosswalk to be added on North side to control traffic more effectively. The planters adjacent to the walkways are lower than the sidewalk with no barriers creating a hazard for students and staff. These areas need to be filled with concrete.	\$5,000.00
2	Building Exterior	Building exterior is clay brick curtain wall, and rusted steel panel on remainder see 8.1.1. Soffits are painted wood deck in good condition. Windows in courtyard reported to leak between frame and brick. Roof was 80% redone with SBS system within last 2 years, 20% still requires replacement.	\$2,500.00
3	Building Interior	Walls are mostly painted gypsum board with some painted concrete block. Some areas have clay brick on walls to match exterior. All in good condition. Carpet in Library and classrooms on West End of School. The rest of the school is vinyl tile. All in good condition.	\$103,500.00
4	Mechanical Systems	Roof top multizone units are of old age and are requiring continual service. Also other areas are encountering inconsistent space temperature problems. Suggest installation of new system.	\$257,000.00
5	Electrical Systems	Main service is 1200 amps requires surge protection. Fire alarm system is in need of upgrading. Ballasts should be reviewed for pcbs. Upgrade lighting system in basement area and basement hallways.	\$77,500.00
6	Portable Buildings	None	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	14.58% surplus	
	7.2 Science Rooms/Labs	-17.66% deficient	
	7.3 Ancillary Areas	-26.39% deficient Area of rooms are smaller than allowed under equivalent new space.	
	7.4 Gymnasium	-49.15% deficient	
	7.5 Library/Resource Areas	76.25% surplus Gym is very small even for an elementary school.	
	7.6 Administration/Staff Areas	2.02% surplus	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-69.99% deficient Circulation is minimal. This is a very efficient plan.	
	Overall School Conditions & Estim. Costs	-21.45% deficient over total area.	\$445,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site size is adequate in proportion to school requirements.	
1.1.2	Outdoor athletic areas.	4	Good large well grassed flat areas for play.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground equipment is of good size and good condition.	
1.1.4	Site landscaping.	4	Mostly grass with some planting on the North of the building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on East border and on North west corner.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drains well on site.	
1.1.7	Evidence of sub-soil problems.	4	None noted or evident.	
1.1.8	Safety and security concerns due to site conditions.	4	None reported or noted.	
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).	4	Paved lot on S.W. Corner accessed from 8 St on West side of lot. One access point only seems to be adequate.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt surface parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	No buses but cars drop off on North side of school on Hillcrest. Some drop off on sw corner in parking lot.	
1.2.4	Fire vehicle access.	4	Good several alternatives.	
1.2.5	Signage.	4	Signage on North face of building by main entrance . Adequate scale and visibility.	
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).	F.I.	Adequate for staff but doesn't work well for parent drop off. Should have a drive through loop incorporated.	
1.3.2	Layout and safety of parking lots.	F.I.	Drop offs on North side by Main entrance and in sw lot do not work well and require further investigation. There is a city crosswalk to be added on North side to control traffic more effectively.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface with minimal breakup, good drainage no pot holes.	
1.3.4	Layout and safety of sidewalks.	2	The planters adjacent to the walkways are lower than the sidewalk with no barriers creating a hazard for students and staff. These areas need to be filled with concrete. The remainder of the sidewalk and paved walkways are adequate and work well.	\$5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt paved sidewalks in good condition and well drained.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Rear entrance and main entrance have ramps.	
Other				
	Overall Site Conditions & Estimated Costs			\$5,000.00

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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		Cast in place concrete slab on grade at lower level and main floor structural slab over lower level supported by steel joists spanning between steel beams set on steel columns and foundation walls.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Structural steel columns supporting steel beams plus some load bearing concrete block walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists supporting wood deck. In good condition.	
Other					

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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	<u>Description/Condition/Age</u>	
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.		Roof was 80% redone with SBS system within last 2 years, 20% still requires replacement. No roofing report on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Roof hatches, ladders etc all in good condition.	
2.2.3	Control of ice and snow falling from roof.	4		No problems reported or noted.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	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		Building exterior is clay brick curtain wall, and rusted steel panel on remainder. Area around gym has painted concrete and concrete block. See 8.1.1	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Soffits are painted wood deck in good condition. Fascia is drop metal cap flashing.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2		Good no problems reported except windows in courtyard reported to leak between frame and brick. Caulk around window frames.	\$2,500.00
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		All internal.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Good condition painted drywall and painted concrete and concrete block.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Solid wood doors throughout some set in pressed steel frames and some in wood frames.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All appear to be working well and in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All appear to be working well and in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Fixed and venting sealed double glazed units in aluminum frames set into brick curtain walls and wood frame walls.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches and hinges in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems noted or reported except for courtyard window frame . See 2.3.3	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$2,500.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Painted drywall , concrete and concrete block. Area around library has vinyl covered partition walls. Appears to be in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No problems with poured in place concrete.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Carpet in Library and classrooms on West End of School. The rest of the school is vinyl tile.	
3.2.2	Wall materials and finishes.	4		Walls are painted gypsum board with some painted concrete block. Some areas have clay brick on walls to match exterior. All in good condition.	
3.2.3	Ceiling materials and finishes.	4		Ceilings are sprayed on stipple material in halls, crushspace and administration. The remaining areas are acoustic ceiling panels in suspended teebar grid. All in good condition.	

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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.	4		Wood doors set in wood frames, with some set in pressed steel frames.	
3.2.5	Millwork	3		Millwork is in stained plywood in good condition throughout, some shelving units in library are worn and require replacement.	\$3,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards set in aluminum frames with vinyl surface tackboards mounted above. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym has retractable basketball hoops and volleyball posts and nets, as well as climbing equipment, all in good condition.	
3.2.8	Washroom materials and finishes.	4		Concrete floors painted with seamless flooring. Walls are painted concrete and concrete block. Dropped tee bar acoustic ceiling, Metal partitions for toilets all in good condition. Main floor washrooms have vinyl tile floor with some ceramic tile around urinals. Walls are painted drywall, ceiling is stippled drywall and painted metal toilet partitions.	
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		4		Combustible and non sprinklered.	
3.3.2		N/A		N/A	
3.3.3		4		Adequate.	
3.3.4		4		Adequate.	
3.3.5		2		Building is inaccessible and washrooms are inaccessible. Add elevator and upgrade 2 washrooms.	\$100,000.00
3.3.6		F.I.		None available on site.	
3.3.7		4		None reported or noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$103,500.00

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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		Catch basins provided.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Provisions for lawn irrigation system. Have exterior hose bibs.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	3	1953 1969	Fire hydrant available. Provide siamese connection within 45 m of hydrant. Includes allowance for architectural work.	\$9,500.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe, hose, fire extinguisher and cabinet provided.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand fire extinguisher provided in various rooms.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	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 pressure and volume adequate. System is connected to city water service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed for domestic water supply, stand pipe system, future irrigation system and boiler water makeup.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Toilets complete with flush valves. Stall type urinals with tank. Wall hung lavatories are enamel on cast iron. Plumbing fixtures are satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Adequate domestic hot water supply and pressure. 2 domestic hot water heater and tank one RHEEM RG-40-36M in custodians room and one J.W. B4002 with 33 gallon storage and 36.0 MBH input. Domestic hot water recirc pump provided for RHEEM tank and heater.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary connected to city sewer. Rain water leader and catch basins are connected to city storm sewers. No known problems.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1969 1953	Boiler - BEAVER BC-2-600 input, 540.0 MBH capacity, complete with related circulation pump provide heating for gym (1953 wing). System is satisfactory. 3 multizone units roof mounted provide HVAC for classrooms in 1969 additional. Units are old and having difficulty with controls and keeping heater lit. Also lack replacement parts. Replace units. Includes allowance for architectural and electrical work.	\$192,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Units complete with electric space stat for each zone. Pneumatic controls provided for hot water radiation system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1969	Combustion air appears to be lacking lower level furnace room. Appears satisfactory in boiler room. Includes allowance for architectural work.	\$4,000.00
4.4.4	Treatment of water used in heating systems.	4		Water treatment and filter provided for boiler in 1953 addition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problems.	
4.4.6	Heating air filtration systems and filters.	4		Flat filter provided for roof top multizone units, and other furnaces.	
4.4.7	Heating humidification systems and components.	N/A			

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Duct distribution generally appears adequate except as noted in 4.4.12. Ducts convey tempered air from multizone unit to respective zones.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Ducting and insulation appears adequate.	
4.4.10	Heat exchangers.	4		No known problems.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Refer to 4.4.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1969	Difficulty controlling heat and cooling in Administration area. Provide separate HVAC unit for this zone. Includes allowance for architectural and electrical work.	\$15,000.00
4.4.13	Zone/unit heaters and controls.	N/A			
Other		3	1969	Basement heat and vent system. Replace one H & V furnace with new furnace complete with modulating controls and S.S. heat exchanger. Existing furnace has operated 20 years and cannot provide comfort temperature. Includes allowance for architectural and electrical work.	\$14,000.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Gym ventilation system (3 furnaces twinned) appears to be working satisfactorily.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Does not appear to be problem for gym unit.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Distribution satisfactory for gym unit. Distribution for lower level furnace system requires modification. Difficult maintaining temperature. Includes allowance for architectural work.	\$17,000.00
4.5.4	Exhaust systems capacity and condition.	3	1953	Replace exhaust fan for gym system. Includes allowance for electrical work.	\$5,500.00
4.5.5	Separation of out flow from air intakes.	4		Appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

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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).	4		Refer to 4.4.1	
	4.5.8 Air filtration systems and filters.	4		Filters provided for all systems.	
	4.5.9 Humidification system and components.	N/A			
	4.5.10 Heat exchangers.	4		No known problems.	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Refer to 4.4.12	
	Other				

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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		Compressor and condenser unit inside multizone unit appears to be operating satisfactorily. Repairs will be required in future. Refer to 4.4.1	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.4.8	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Refer to 4.4.1 No energy management system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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		Generally electric space thermostats are functioning satisfactorily. Pneumatic control system for gym appears to be operating satisfactorily. Mixing dampers in multizone units require servicing. Refer to 4.4.1.	
	Overall Mech Systems Condition & Estim. Costs				\$257,000.00

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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 power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed.	\$6,000.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition but is a 120VAC system. No annunciator installed. Install new fire alarm system to current codes.	\$30,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in fair condition. System is well maintained.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in fair condition. System is well maintained.	
	Other				

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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.	3	All	No power surge protection installed on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most have capacity for future spare circuits. Wireways also have spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 20% of devices	\$2,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

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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 system consists of various fluorescent systems. Surface mounted 1'x4' fixtures with pot lights in the hallways. Most fixtures have been upgraded. Some are typically from original construction. Lighting levels are as follows: Classroom - 65fc ; Hallways - 45fc ; Offices - 65fc ; Gym - 35fc. Upgrade lighting system in basement area and basement hallways.	\$10,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	PCB ballasts are not confirmed on site but very probable in the original fixtures with the age of the school. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$5,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place. Motion sensors for washrooms and other non-critical areas are to be installed.	\$3,000.00
Other					

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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).	4		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Cable TV installed in the school. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Network server installed in an open area with 8' partition walls. Installation is neat and clearly labeled.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$4,000.00
Other					

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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		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	3	All	Master timer in place. Master clock system installed for some clocks. Upgrade clock system to include all clocks	\$4,000.00
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				\$77,500.00

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>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

School Facility Evaluation Project
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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11		916.6	10	80	800.0	116.6	
7.2	Science Rooms/Labs	1		78.7	1	95	95.0	-16.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		228.2	1 2	130 90	310.0	-81.8	
7.4	Gymnasium (incl. gym storage)	1		240.5	1	430 43	473.0	-232.5	
7.5	Library/Resource Areas	1		282	1	160	160.0	122.0	
7.6	Administration/Staff, Physical Education, Storage Areas			330.7			381.0	-50.3	
7.7	CTS Areas								
	7.7.1 Business Education						0.0	0.0	
	7.7.2 Home Economics						0.0	0.0	
	7.7.3 Industrial Arts						0.0	0.0	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			300.2			807.0	-506.8	Circulation is minimal (corridors). This is a very efficient plan.
	Overall Space Adequacy Assessment	17		2376.9	16		3026.0	-649.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	

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Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments