

School Facility Evaluation Project  
Part II - Physical Condition

School Name:	Erin Woods Elementary School			School Code:	9269	
Location:	25 Erin Park Dr. S.E., Calgary			Facility Code:	1511	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	500	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1982	1	3092.11	Concrete grade beams on piles and concrete slab on grade, steel columns and beams and load bearing concrete block walls. Flat roof and giant brick exterior cladding.	Boiler with pumps, perimeter radiation, and reheat coils provide heating for the building. A constant volume reheat system with central air handler supplies classroom ventilation. Roof top air cooled condenser with DX coil provides cooling.	
<b>Additions/ Expansions</b>	N/A					
<b>Sub Total</b>			3092.11			

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	863.32	Timber frame with plywood skirting at perimeter, flat roof and horizontal/vertical metal siding exterior cladding.	Horizontal gas fired heat and vent units.	
Total			3955.43			
List of Reports/ Supplementary Information	Asbestos report from 1998 on site.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is good with City land on West side and South side the majority is City Park land, with good large flat playing areas. Existing playground equipment is on South side and is scheduled for replacement spring of 2001.	\$0.00
2	Building Exterior	Concrete slab on grade in very good condition with grade beam and pile foundations throughout. Giant brick is the finish on the entire exterior of the school.	\$3,250.00
3	Building Interior	The interior floors are VCT at corridors with carpet in library, classrooms, and science rooms. Interior walls are painted concrete block. Millwork is clear finish Birch plywood with plastic laminate tops in good condition.	\$0.00
4	Mechanical Systems	Heating ventilation, air conditioning and plumbing systems have no known problems. Further investigation will be required for portable units. Heating ventilation and air conditioning system appears to be operating satisfactorily. Plumbing fixtures are functioning as intended.	\$0.00
5	Electrical Systems	Main service is 1200 amps and requires surge protection. Fire alarm system is in need of upgrading. Concord 750lbs lift - one person plus wheelchair requires replacement. Add dedicated circuits to classrooms. Add lighting motion sensors in washrooms.	\$73,500.00
6	Portable Buildings	Portables are wired directly to existing panel in school. Portables have horizontal gas fired heat and vent unit. Generally portables are in good condition.	\$10,000.00
7	Space Adequacy:		
	7.1 Classrooms	5.50% surplus	
	7.2 Science Rooms/Labs	-40.38% deficient Only one science room is utilized in this school programming.	
	7.3 Ancillary Areas	-21.09% deficient Ancillary spaces are smaller (inadequate) than allowed in the guidelines.	
	7.4 Gymnasium	1.70% surplus	
	7.5 Library/Resource Areas	15.55% surplus	
	7.6 Administration/Staff Areas	12.00% surplus	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	83.43% surplus Ample circulation space, and washrooms, etc.	
	Overall School Conditions & Estim. Costs	16.75% surplus over total area.	\$86,750.00

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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 good with City land on West side and South side the majority is City Park land.	
1.1.2	Outdoor athletic areas.	4	Good large flat playing areas.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Existing equipment is on South side and is scheduled for replacement spring of 2001.	
1.1.4	Site landscaping.	4	Mostly grass with some minimal planting.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good no problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	Good no problems noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	Good no problems noted or reported.	
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	Parking lot is accessed from the North off of Erin Park Drive.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Bus drop off is on North Side along Erin Park Drive and works well.	
1.2.4	Fire vehicle access.	4	Good from front or back of school.	
1.2.5	Signage.	4	Signage is of adequate scale and visibility located by main entrance.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	F.I.	Inadequate parking spaces available, 38 provided 50+ required.	
1.3.2	Layout and safety of parking lots.	F.I.	Lot is located on East side of with single North entrance off of Erin Park Dr. Layout is tight and difficult to negotiate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Good no problems noted or reported.	
1.3.4	Layout and safety of sidewalks.	4	Works well no problems noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Works well no problems noted.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Well done with good access points.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$0.00

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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).	5		Concrete slab on grade in very good condition. Grade beam and pile foundations throughout.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		Steel columns and beams and load bearing concrete block walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Steel trusses and steel deck at gym in very good condition. Open web steel joists and steel deck throughout remainder of school.	
Other					

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</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.		Asphalt and gravel roof requires further investigation. No roofing report available on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel ladder with roof hatch in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Highlites only at library (windows in vertical walls along roof).	
Other					



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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5		Giant brick on entire exterior.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal flashing at top of wall parapets in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No problems evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems evident or reported.	
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).	2	Wood doors in pressed steel frames in good condition, but require painting.	\$2,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Closers. Hinges, kick plates well maintained. Weather stripping needs replacement.	\$750.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices are well maintained in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Bronze aluminum double glazed with single panes and venetian blinds between panes.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Adequate.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident.	
Other				
	<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>			\$3,250.00

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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		Concrete block good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		VCT at corridors with carpet in library, classrooms, and science rooms.	
3.2.2	Wall materials and finishes.	4		Painted concrete block	
3.2.3	Ceiling materials and finishes.	4		Acoustic panel in suspended tee bar grid.	

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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 in pressed steel frames in very good condition.	
3.2.5	Millwork	4		Clear finish Birch plywood with plastic laminate tops in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboard and tackboard in aluminum frames in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backstops/hoops (8) in very good condition. Wall climbing apparatus in very good condition as are floor inserts and stancions.	
3.2.8	Washroom materials and finishes.	4		Ceramic tile on floors and base, painted concrete block walls and painted drywall ceilings all in good condition.	
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		Non combustible non sprinklered.	
3.3.2		4		1 1/2 hour rated doors/frames at corridors.	
3.3.3		4		Adequate.	
3.3.4		4		Adequate.	
3.3.5		4		Handicapped lift not operating well. Refer to 5.7.1.	
3.3.6		4		Asbestos report completed in 1998.	
3.3.7		F.I.		Some complaint about air quality from staff in carpeted area.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$0.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basins provided in parking lots.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Provisions for irrigation system. Exterior hose bibs are provided.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrant installed adjacent to school building. Siamese connection not required.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers provided in recessed cabinets. Also wall hung extinguishers provided in storage area, boiler room, etc.	
	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		Adequate water supply and pressure from city water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Back flow preventers installed for domestic water system and boiler water fill system.	
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Stall urinals with flush tank, water closets with flush valves and enamel on cast iron lavatories. All in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two JET GLASS M75-360 JIB-3N domestic hot water tank and heater provided complete with recirc pump. System is satisfactory.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer connected directly to city sewer system. Rain water leader and catch basin connected to city storm sewer system. Both satisfactory.	
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).	4		Two hot water boilers provided. BRYAN Model 24W with 1,530.0 MBH input. Have 3 base mounted circ pumps to circulate water to perimeter radiation and reheat coil.	
4.4.2	Heating controls (including use of current energy management technology).	4		BARBER COLMAN pneumatic controls installed. Timers operate air handlers.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		No known problem.	
4.4.4	Treatment of water used in heating systems.	4		Has chemical treatment equipment and filters for hot water heating system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problem.	
4.4.6	Heating air filtration systems and filters.	N/A			
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		Heating distribution system and terminal units are satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears satisfactory.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils and reheat boxes appear to be operating satisfactorily.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No known complaints.	
4.4.13	Zone/unit heaters and controls.	4		Unit heaters installed in mechanical room. Ceiling fan coil units installed at entrances. Controlled from electric thermostat.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Central air handling unit provides vent air to all areas. Unit consists of: filter section, dampers, heating coil, DX cooling coil, humidifier and supply fan. System is operating satisfactorily.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Air system supply fan handles 15,500 L/s and return air fan 12, 120 L/s.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air from control unit is distributed to constant volume reheat boxes at respective zones	
4.5.4	Exhaust systems capacity and condition.	4		Central wash room exhaust system is provided. Return air fan for central air handling system also exhausts air during free cooling cycle.	
4.5.5	Separation of out flow from air intakes.	4		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		BARBER COLMAN pneumatic control system is provided. Units are energized by a time clock.	
4.5.8	Air filtration systems and filters.	4		Flat filters are provided.	
4.5.9	Humidification system and components.	4		Spray humidifiers provided.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Air is distributed to constant volume boxes and other zones. Supply ducts installed in ceiling space. Air is returned to central air handling unit via corridor ceiling. System including ceiling diffusers are satisfactory.	
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		Air cooled condenser TRANE RAUA-8006RC 260 KW capacity. Roof mounted.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Interlocked to operate with central air handler.	
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		BARBER COLMAN pneumatic controls installed. Air handlers controlled from time clock.	
Overall Mech Systems Condition & Estim. Costs					\$0.00

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Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
	<b>5.1 Site Services</b>				
	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).	3	All	Exterior site lighting is adequate. Minimal security lighting installed. Additional lighting is required.	\$2,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is controlled by time clock but not temperature controller. Temperature controller is to be installed.	\$3,000.00
	Other				
	<b>5.2 Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Install visual devices as required by code.	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good 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 install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are all in good condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Floor buffer machine trips breakers. Install dedicated circuits for buffer machine throughout the school.	\$8,000.00
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.	4		Devices are generally in good condition. Most are adequate for intended use.	
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).	4		Interior lighting system consists of various fluorescent systems. 2'x4' and 1'x4' recessed fixtures throughout. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 55fc ; Hallways - 30fc ; Gym - 40fc ; Offices - 45fc ; Portable - 55fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	\$5,000.00
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 has been upgraded to the phone system. System is adequate for intended use. No other systems are installed. 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 area of the office. 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	\$10,000.00
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		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).	4		Master timer in place. Master clock system is not installed.	
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).	2	All	Concord 750lbs lift - one person plus wheelchair. Reaching end of intended life. Extensive maintenance required. Replace lift.	\$25,000.00
5.7.2	Condition of elevators/lifts.	4		Complaints of not working all the time. Replace lift. Costs covered in 5.7.1.	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Lighting and ventilation are adequate	
Other					
Overall Elect. Systems Condition & Estim Costs					\$73,500.00

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).	4	Timber frame with plywood skirting at perimeter.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Asphalt and gravel with painted flashing no leakage evident or reported.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Vertical metal siding and horizontal fascia above door level in very good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in pressed steel frames in very good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl surfaced drywall walls, carpet floors, acoustic panels in suspended tee bar ceiling.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish on birch plywood in very good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Black chalkboard and vinyl faced tackboards in aluminum frames in very good condition.	
6.1.8	Heating system.	F.I.	Horizontal gas fired heat and vent units. Having difficulty controlling temperature in classrooms.	
6.1.9	Ventilation system.	F.I.	Horizontal gas fired heat and vent units. Having difficulty controlling temperature in classrooms.	
6.1.10	Electrical, communication and data network systems.	4	Portables are in good condition. No sub-panels installed. They are wired directly to existing panel in school.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Smoke alarm in storage rm, fire alarm and bells, and fire resistance rating are all adequate.	
6.1.12	Barrier-free access.	2	Require ramps for portables to access exterior.	\$10,000.00
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$10,000.00</b>

School Facility Evaluation Project  
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	16		1266.05	15	80	1200.0	66.1	Based on Core School with 9 classrooms and 6 portables.
7.2	Science Rooms/Labs	1	113.27	113.27	2	95	190.0	-76.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		244.62	3	103.3	310.0	-65.4	Including 20% use of the library as a computer lab.
7.4	Gymnasium (incl. gym storage)	1		481.04	1	430	473.0	8.0	
7.5	Library/Resource Areas	1		196.44	1	170	170.0	26.4	Actual area less 20% (for computer room lab).
7.6	Administration/Staff, Physical Education, Storage Areas			412.17		368	368.0	44.2	
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)			1241.84			677.0	564.8	
	<b>Overall Space Adequacy Assessment</b>	22		3955.43	22		3388.0	567.4	

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project  
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Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments