	School Name:	Nickle Junior High School				School Code:	654
	Location:	2500 Bonavista Dr. S.E.				Facility Code:	1634
	Region:	South				Superintendent:	Dr Donna Michaels
	Jurisdiction:	Calgary Public School Board				Contact Person:	Leanne Soligo
		District No. 19				Telephone:	214-1123
	Grades:	7 to 9				School Capacity:	805

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	1971	2	5,630.80	Concrete slab, concrete block walls, open web steel joists with steel deck.	Central hot water heating plant with central air handling system of low velocity design.	
Additions/ Expansions	1976	1	816.96	Concrete slab, concrete block walls, open web steel joists with steel deck.	Small addition tied to existing systems. Separate roof mounted air handling unit.	Ground floor south - Science, lunch, boys' dressing rooms, washrooms and entries, office extension - ground floor north; two classrooms added - upper floor
	1976	1	369.0	Wood structure - floors, walls and roof; prefinished metal cladding	Consists of gas fired furnaces in two of the units and roof mounted units in remaining 2 of the portables.	4 portable classrooms
	1985	1	226.49	Concrete slab, concrete block walls, open web steel joists with steel deck.	Music room addition tied to existing heating system with separate roof mounted air handling unit.	Music room and entry.
			TOTAL 7,043 sq. m.			

						Evaluator's Name:	Doug Campbell
						& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)							
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				Wood structure - floors, walls and roof; prefinished metal cladding. Relocatable. See above.			
List of Reports/ Supplementary Information	Asbestos report prepared April 13, 1999						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site is adequate in size when the adjacent city park is included, and is generally in good condition.	$2,500
2	**Building Exterior**	Building exterior is generally in adequate condition. Minor cracks appear in brickwork.	$16,000
3	**Building Interior**	Building interior is in adequate condition. Some wall and floor surfaces worn and damaged. 50% of acoustic tiles in ceiling need replacing	$332,000
4	**Mechanical Systems**	School operates satisfactorily and is in good shape overall. Requires some minor corrections as noted.	$48,000
5	**Electrical Systems**	This building is in overall good condition with some upgrades needed in areas of fire alarm, emergency lighting, exit lighting and energy efficiency.	$125,000
6	**Portable Buildings**	School operates satisfactorily and is in good shape overall. Requires some minor corrections as noted.	$102,000
7	**Space Adequacy:**		
	7.1 Classrooms	Deficiency: 70.3m2	
	7.2 Science Rooms/Labs	Deficiency: 148.1m2	
	7.3 Ancillary Areas	Surplus: 9.1m2	
	7.4 Gymnasium	Deficiency: 359.0m2	
	7.5 Library/Resource Areas	Surplus: 27.6m2	
	7.6 Administration/Staff Areas	Deficiency: 150.7m2	
	7.7 CTS Areas	Deficiency: 149.8m2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 638.5m2	
	Overall School Conditions & Estim. Costs		$625,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Site size is 0.43 Ha. = 1.06 Acres. This is inadequate by itself. However, the site is adjacent to a large public park used by the school as outdoor play area. This is adequate.	
1.1.2	Outdoor athletic areas.	4	There are two soccer pitches, 2 baseball diamonds and an asphalt-paved outdoor basketball court at the southeast corner. This is adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There are no outdoor play areas.	
1.1.4	Site landscaping.	4	Predominantly grass. There are some trees and shrubs to the north of the building at entry points, and various groupings of trees at the perimeter of the playground area.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Repaint metal picket fence along the north gymnasium wall - 15 m.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	All asphalt, gravel, and grass surfaces are in adequate condition. All drainage is directed away from the school.	
1.1.7	Evidence of sub-soil problems.	FI	Cracks in floor and exterior wall finish at north-west corner of school gym/stage area show possible settlement in sub-soil - investigate.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted. All areas are easily visible from the neighbouring houses.	
Other				

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	Vehicular (parking) access is off Bonavista Dr. SE to the north of the school. Primary pedestrian access is off the south sidewalk of Bonavista Dr. SE. There are several pedestrian access routes to the site and school from adjacent streets and alleys.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	NA	There is no on-site road network.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There is no dedicated bus lane or drop-off area. Bus pick-up and drop-off is on Bonavista Dr. SE adjacent to front entry of school.	
1.2.4	Fire vehicle access.	4	Three sides - Bonavista Drive S.E., the west parking lot and the east playground give access to all sides of the building.	
1.2.5	Signage.	3	The school name sign on the front is clearly visible from Bonavista Drive S.E. An additional signon the west wall - visible from Bonaventure Drive S.E. - would be useful.	$2,500
Other				

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).	4	There areapproximately 45 staff parking spaces with plug-ins. This is adequate.	
1.3.2	Layout and safety of parking lots.	4	Parking lot is laid out in two rows perpendicular to Bonavista Dr. SE. There are no evident safety concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot is asphalt, in good condition with catch basin for drainage.	
1.3.4	Layout and safety of sidewalks.	4	North, east and west sidewalks provide good access to building entrances and to the south playground areas.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	North, east and west sidewalks are concrete. To the south there is a wide gravel path alongside the portables. No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Acceptable	
Other				
	Overall Site Conditions & Estimated Costs			$2,500

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	1971	Slight settlement in floor slab in main entry vestibule at junction with stairs to stage. Fill floor and install new tiles.	$12,000
			1976	No failure noted.	
			1986	No failure noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1971	Bricks at the northeast corner of the gym/stage area are cracked, indicating a differential load. Also, there are minor movements in the brick cladding on the west face of the gymnasium, causing caulking to squeeze out of the expansion joints. The movements are small, but further investigation is warranted.	
			1976	No failure noted.	
			1986	No failure noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No failure noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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).	FI	All	The caretaker advised that the roof has been replaced within the last 5 years, and that there are no leaks at present. However, no on-site inspection was carried out, and no roofing report is available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All	No on-site inspection was carried out.	
2.2.3	Control of ice and snow falling from roof.	NA	All	Flat roof construction.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA		No skylights	
Other					

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).	3	All	Exterior wall finishes are in good overall condition. Brick exterior wall finish at north-west corner of school gym/stage area shows cracking - see 1.17 and 2.1.1. Upper floor stucco panels on the north wall have minor stains - clean 5 sq. m..	$4,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No problems 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).	4	All	No problems evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Flat roof construction with internal roof drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No inadequacies noted.	
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).	4	All	Original doors are workable.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Original hardware remains workable.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Original hardware remains workable.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Windows are double-pane sealed units with horizontal blinds between the panes. They are in generally good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Hardware and accessories are in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No inadequacies noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$16,000

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	All	No inadequacies noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F. I.	All	Slight settlement in floor slab in main entry vestibule at junction with stairs to stage. Fill floor and install new tiles.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	1971, 1976, 1985	Corridors have 12" vinyl tile - good condition Upper floor classrooms and library have carpet - worn and stained - replace. Lunch room linoleum flooring is worn - replace. Gymnasium and stage have wood floors - good condition Music Room has carpet - worn and stained - replace	$70,000
3.2.2	Wall materials and finishes.	2	1971, 1976, 1985	Interior demountable GWB walls in the Graphics/computer room, Art and Science rooms is damaged by students tacking art work to the walls. Repair and paint the walls and provide tackboards in classes andf corridors. All other corridors and classrooms except the Home Economics room - patch and repaint concrete block corridor and exterior walls and GWB classroom partitions.	$80,000
3.2.3	Ceiling materials and finishes.	3	All	Classes and corridors have suspended T-bar acoustic panels - replace damaged panels - approximately 50% except Home Economics room.	$20,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**				
3.2.4	Interior doors and hardware.	3	All	Classroom doors are typically solid-core wood in steel frames - refinish. Provide handicapped-accessible lever handles.	$32,000
3.2.5	Millwork	3	1971/79	Millwork is original wood cabinets. They are in worn and damaged condition. Patch, refinish and replace p-lam where necessary, except the Home Economics room (which has new cabinets and equipment throughout).	$48,000
			1985	No inadequacies noted.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	All blackboards are newer items in aluminium framesand are in adequate condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Some lockers are damaged - replace 15%, repaint all Gymnasium has retractable basketball hoops - good condition.	$28,000
3.2.8	Washroom materials and finishes.	2	All	All washroom finishes worn, damaged or missing. Repaint all painted surfaces, repair tile surfaces and refinish partitions.	$54,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Building is of non-combustible construction and non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Building appears to meet code requirements at the time of construction.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Corridor walls and stairwells are concrete block	
3.3.4	Exiting distances and access to exits.	FI	All	The large open spaces on the upper floor and the addition of new classes on the south side warrant a thorough exiting review.	
3.3.5	Barrier-free access.	4	All	Building has recently been made accessible by the addition of a stair lift.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F. I.	All	The fixed power tools in the Industrial Arts room appear to be too close together. A review of the layout and space planning is warranted. The Vice-Principal notes that the main lobby is not large enough to accommodate large gatherings.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$332,000

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		Site drainage consists of grading to swales and catch basins tied to City services.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose, 65 mm fire department connection in hose cabinets tied to building service. Siamese connection tied to hose system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not applicable.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		100 mm service from street, service runs to 50mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater, gas fired, 270,000 BTUH input and vertical storage tank with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
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 Boilers of 4,800 MBH each supply heat for entire school plus additions. Units operate well, but due to age, boilers can be anticipated to have more problems in the future.	
4.4.2	Heating controls (including use of current energy management technology.	4		Controls are all pneumatic and have had some retrofit to allow off-site monitoring and control of equipment. Primarily control is done by Caretaker.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable. A separate air handling unit interlocked to boiler firing to supply air is used.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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	4		Original school is all hot water distribution and is in good shape and can be maintained.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Generally piping insulated throughout.	
4.4.10	Heat exchangers.	4		Hot water glycol heat exchanger is used to supply glycol to air system coils.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Generally control is good.	
4.4.13	Zone/unit heaters and controls.	4		Generally ok.	
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.	4		The original 1971 school has one central air supply system with supply and return fans, full mixed air control, media humidifier, D/X cooling coil and heating coils. Gym is fed from separate system by underground ducts with reheat coils. 1976 addition and 1985 addition added a roof top unit for each area.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Based on system design outside air quantities are being met.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Design of the air systems would give 6 to 8 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems generally are acceptable.	
4.5.5	Separation of out flow from air intakes	3		Acceptable for most part except for exhaust fans located adjacent to 1976 unit. Fan discharge should be relocated away from unit intake.	$8,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Shop area has dedicated dust collection system and make-up air.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4		School has ventilation controls of pneumatic design, for the most part system is automated, however caretaker stops and starts systems manually.	
4.5.8	Air filtration systems and filters.	4		System has fiberglass filters.	
4.5.9	Humidification system and components.	4		See 4.5.1	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork is in good shape.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
Other					
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Cooling is provided by roof mounted air cooled compressor/condenser unit. System operates satisfactorily but is getting old. Separate cooling is provided in air systems provided for the 1976 and 1985 additions.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	4		System control tied to building controls, for most part starts manually.	
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.	3		Building controls are pneumatic, with tie-ins to allow some off-site monitoring. Some upgrade to incorporate DDC controls and automation of start/ stop function to be considered.	$40,000
	Overall Mech Systems Condition & Estim. Costs				$48,000
				Evaluator: Dale Way, Hemisphere Engineering	

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	All	The main service is underground fed, 800A, 277/480V, 3 phase, 4 wire CDP type with room for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	The site lighting is in good condition with additional coverage in parking area required.	$10,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The vehicle plug-ins are in good condition with an adequate number present, temperature control should be installed.	$3,000
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	The fire alarm system is an addressable Simplex 4002. It is in good condition and provides good protection throughout, with only the addition of strobes required.	$7,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	The back-up source comes from older liquid cell batteries which are now unreliable and high maintenance item.	$8,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	All required entrances are covered, but some fixtures do not have a back-up source connected and most are older technology.	$10,000
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.	3	All	There is no surge protection on the main service.	$2,000
5.3.2	Panels and wireways capacity and condition.	4	All	Most panels and wireways are at ground. 70% capacity and they are in good condition.	
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	All	General wiring devices and methods are in good condition.	
5.3.5	Motor controls.	4	All	The motor control starters are in good condition.	
Other		FI	All	Allow for electrical portion of mechanical controls upgrade.	

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	The interior lighting is in good condition in all areas with good illumination levels observed in all areas: 45-50 fc in teaching areas, 42 fc in gym, 26fc in corridors, and 39fc in administration area.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No PCB's present.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	None present. Recommend: installation of T8 lighting, LED type exits (cost covered in 5.2.3), and temperature controlled plugs (covered in 5.1.3.)	$60,000
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).	4	All	The phone system is a Nortel Meridian in good condition with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The P.A. system is a Bogen which is interfaced through the phone system. It is in good condition with room for future expansion.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Data cabling is category 5. Services only administration, computer lab and high tech lab. None to classrooms.	$25,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	The data system is well installed in a conduit system.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	The computers and all associated equipment are fed from dedicated circuits.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	The telecommunications room is of adequate size for future growth and has appropriate ventilation installed.	
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	All	The security system is in good condition with adequate coverage for all required areas.	
5.6.3	Master clock system (if applicable).	4	All	The clock system is a Lathem in good condition.	
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).	4	All	There is a wheelchair lift from level 1 to level 2. It is in good condition with all required devices installed.	
5.7.2	Condition of elevators/lifts.	4	All	The lift is in good condition and is regularly maintained.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				$125,000
				Evaluator: Will Jones, Stebnicki, Robertson & Associates	

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No undue settlement or structural problems evident	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F. I.	No inspection was made.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Prefinished corrugated steel siding is in acceptable condition. Plywood skirts around the bases are worn and battered - Replace.	$12,000
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Doors are wood in wood frames - replace with steel frames, refinish doors.	$14,000
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Carpets in classes and corridors are worn and stained - replace. Patch and repaint all walls Replace damaged acoustic ceiling panels as needed - 50 %	$24,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Refinish all millwork, provide new p-lam top surfaces.	$28,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No problems evident	
6.1.8	Heating system.	3	Consists of gas fired furnaces in two of the units and roof mounted units in remaining 2 of the portables. Units are old and should be replaced. Each unit has cooling with roof condensers. Two of the portables are not in use at present time.	$24,000
6.1.9	Ventilation system.	3	Outside air is mixed with return air and supplied through furnaces. Systems are old and controlled by standard thermostat. See 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	No problems evident	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F. I.	Combustible construction and exiting require further study	
6.1.12	Barrier-free access.	4	A ramp is provided for access to the portable classrooms.	
	Overall Portable Bldgs Condition & Estim Costs			$102,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	19		1449.7	19	80	1520	-70.3	
7.2	Science Rooms/Labs	4		381.9	2 3	130 90	530	-148.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		489.1	4	120	480	9.1	
7.4	Gymnasium (incl. gym storage)	1		538	1	815 82	897	-359	
7.5	Library/Resource Areas	1		377.6	1		350	27.6	
7.6	Administration/Staff, Physical Education, Storage Areas			620.3			771	-150.7	
7.7	CTS Areas							0	
	7.7.1 Business Education			0			345	-345	
	7.7.2 Home Economics	1		226.8	1		260	-33.2	
	7.7.3 Industrial Arts	2		508.4	1		280	228.4	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2451.5			1813	638.5	
	Overall Space Adequacy Assessment	28		7043.3	30		7246	-202.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments