

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	North Haven Elementary School			School Code:	225	
Location:	4922 North Haven Dr N.W.			Facility Code:	1487	
Region:	South			Superintendent:	Dr Donna Michaels	
Jurisdiction:	Calgary Public School Board			Contact Person:	Leanne Soligo	
	District No. 19			Telephone:	214-1123	
Grades:	Kindergarten to 6			School Capacity:	475	
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	1964	1	1978.5 sq.m.	Concrete slab, block walls, steel column structure, OWSJ.	The original 1964 building boiler plant consists of two Peerless hot water boilers which also supplies heat to the 1968 addition. Air systems installed, consist of one for the 1964 school, one for the 1964 gymnasium and one for the 1968 addition. The school air systems consist of return fan, intakes, mixing section, hot water coils, swamp cooler and supply fan. The gymnasium unit is a packaged unit.	
Additions/ Expansions	1968	1	1552.2 sq. m.	Concrete slab, block walls, OWSJ, concrete deck.		
Total			3530.7			
					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)						
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education- March 12, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site conditions are generally good, with well maintained surfaces. There are 31 parking spaces on gravel surface..	\$94,000
2	Building Exterior	All exterior surfaces in sound condition. Some painted surfaces need refinishing some failure in and around window system.	\$145,000
3	Building Interior	Building interior in adequate condition. Cabinetry and acoustic ceiling requires refinishing and replacement.	\$173,000
4	Mechanical Systems	School requires upgrade to boiler plant minor work to ventilation system and control upgrade.	\$269,000
5	Electrical Systems	New distribution, branch circuit wiring, lighting, and motor control need replacement. All life safety systems (ie. fire alarm, emergency lights, exit signs) are in poor condition and need upgrade to meet 1997 code. Energy efficiency performance will be improved with new lighting and LED exit signs.	\$147,500
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 421.3m2	
	7.2 Science Rooms/Labs	Deficiency: 106.4m2	
	7.3 Ancillary Areas	Surplus: 17.9m2	
	7.4 Gymnasium	Deficiency: 192.0m2	
	7.5 Library/Resource Areas	Surplus: 54.9m2	
	7.6 Administration/Staff Areas	Deficiency: 126.3m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 136.3m2	
	Overall School Conditions & Estim. Costs		\$828,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Total site area is 1.56 Ha = 3.85 Ac. This is adequate.	
1.1.2	Outdoor athletic areas.	4	There are two basketball courts, two soccer pitches and two baseball diamonds.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There are two large active playsets, in adequate condition on adequate surfaces.	
1.1.4	Site landscaping.	4	Site landscaping include trees and shrubs to the west of the school, at the entry sidewalk. The rest of the site is predominantly grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site accessories in adequate condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	FI	Site drains towards the building west face from the road and landscaped area to the west. There was no evidence of ponding.	
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident.	
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).	3	Vehicular access points are through the gravel alley to the south of the building. This is also the only access point to the parking lot.	\$20,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	There is one on-site road, leading from North Haven Dr. NW to the parking lot. It is surfaced in gravel and has no dedicated curb cut - install and resurface.	\$12,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There are no dedicated bus lane/drop-off zone. Drop-off and bus parking occurs on North Haven Dr. NW, adjacent to the sidewalk, connected to the on-site sidewalk leading to the main entry.	
1.2.4	Fire vehicle access.	4	Fire vehicle access is from the adjacent street to the west, from the site to the north and east, and from the on-site road to the south.	
1.2.5	Signage.	4	No inadequacies noted.	
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).	3	There are a total of 31 parking spaces, 23 with plug-ins. There is no dedicated disabled person parking space.	\$8,000
1.3.2	Layout and safety of parking lots.	3	Lay-out of parking lot is in three parallel rows. Grade change in parking lot is considerable and a possible safety hazard.	\$24,000
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking lot surfacing is gravel. It is potholed and uneven - resurface. Due to considerable grade change, drainage is adequate.	\$18,000
1.3.4	Layout and safety of sidewalks.	4	Three on-site sidewalks, all adjacent to North Haven Dr. NW, leading to to the parking lot, thec main entry and the perimeter of building to the north.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Main entry is barrier-free. There are no dedicated barrier free access curb cuts at the drop-off area.	\$12,000
Other				
	Overall Site Conditions & Estimated Costs			\$94,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	No inadequacies noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No inadequacies noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No inadequacies noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	All		
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All		
2.2.3	Control of ice and snow falling from roof.	NA	All	Flat roof with internal roof drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA	All		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Building is of brick with wood and metal panels around the door and window areas. Brick walls are in excellent condition. Panels around window and door areas are peeling paint - repaint.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	All fascias have some peeling paint - repaint.	\$12,000
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 inadequacies noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Flat roof 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		3		Architectural work to accommodate boiler replacement.	\$45,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Exterior doors show signs of wear and paint peeling - replace or repaint where necessary.	\$24,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No inadequacies noted.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No inadequacies noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All window systems show signs of wear, failure and or damage. Panels around windows are peeling paint and showing rust staining. Most require re-installing with new glazing strip and repainting where necessary.	\$30,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Window accessories show signs of wear and damage - replace.	\$10,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	All window systems show signs of wear, failure and or damage, thus compramizing the building envelope. Refurbish seals and connections between vapour barriers	\$24,000
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$145,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No inadequacies noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No inadequacies noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	All	All classroom and hallway linoleum and tile surfaces in good condition. Tile at main entry vestibule is worn and damaged - replace. Wood finish on stage floor worn and damaged - resurface. Carpet in some classrooms and library worn - replace.	
3.2.2	Wall materials and finishes.	4	All	All interior wall hard surfaces are concrete block or drywall. They are in good overall condition	
3.2.3	Ceiling materials and finishes.	3	All	Acoustic tile ceiling in many areas, particularly hallways and the gymnasium, is worn and/or damaged - replace.	\$48,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	All	Interior doors and hardware in adequate condition. Some painted surfaces scratched and worn - repaint.	
3.2.5	Millwork	3	All	All classroom and office millwork is in adequate condition. In several cases paint is peeling - repaint	\$20,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Black boards in aluminium frames. No inadequacies noted.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No inadequacies noted.	
3.2.8	Washroom materials and finishes.	3	All	With the exception of painted concrete block walls, all washroom surfaces are worn and or damaged. Tile floors are chipped and missing tilework, acoustic tile cielings are stained and or damaged -repair and/or replace as necessary.	\$45,000
Other		FI		Scope and cost required to accommodate mechanical changes.	

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</i>		Bldg. Section	Description/Condition	
3.3.1		4	All	Building is non-combustable and non-sprinklered.	
3.3.2		3	All	All fire separations within the building utilize unrated wood doors in metal frames. This is inadequate. Install rated doors and frames with magnetic hold-opens wired to the alarm system.	\$52,000
3.3.3		3	All	Building is concrete block, drywall, and acoustic tile construction. With an adequate fire resistance. Doors are of wood. This is inadequate - replace. See 3.3.2	
3.3.4		FI	All		
3.3.5		3	All	Building is sited on grade so no access ramps are necessary. There is no automatic paddle entrance hardware or lever door handles - install.	\$8,000
3.3.6		FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education. Asbestos used extensively - copy of report attached.	
3.3.7		FI	All	Possibility of lead paint used in some original millwork and trim paint.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$173,000

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 to run-off to streets.	
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 and hose reels tied to building service.	
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		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow protection provided on boilers. No backflow protection provided to building entry. Cost is for main service.	\$8,000.00
4.3.4	Piping and fittings.	4		All domestic hot water piping is copper and is in reasonable condition for age of the facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate and require on going maintenance.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One new self contained hot water gas fired 36,000 BTUH input.	
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).	3		The original 1964 building boiler plant consists of two Peerless hot water boilers which also supplies heat to the 1968 addition. System operates satisfactorily but should be considered for replacement due to age. Cost is for replacement of boilers only.	\$100,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are all pneumatic and to a large extent original. No current energy technology is employed. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
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		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	

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		Hot water piping is in reasonable condition and can be maintained.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping is insulated throughout.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Generally OK.	
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.	3		Air systems installed, consist of one for the 1964 school, one for the 1964 gymnasium and one for the 1968 addition. The school air systems consist of return fan, intakes, mixing section, hot water coils, swamp cooler and supply fan. The gymnasium unit is a packaged unit. Costs are for upgrade to swamp coolers and mixing arrangement.	\$50,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Acceptable providing minimum outside air is maintained at design conditions. See 4.5.1 & 4.7.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Based on design 6 to 8 air changes would be achieved. All supply ductwork is below slab and may be close to having corrosion problems.	
4.5.4	Exhaust systems capacity and condition.	4		Generally acceptable utilizing roof fans.	
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intake acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No exhaust in staff room kitchens.	\$5,000.00
Other					

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).	3		School has limited ventilation controls of pneumatic design. Systems are started and stopped manually. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Air handling units have throw away filters.	
4.5.9	Humidification system and components.	3		Refer to 4.5.1	
4.5.10	Heat exchangers.	N/A		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork is in reasonable condition.	
Other					

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).	N/A		Not applicable.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
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, no energy management, getting old. Major alarms are tied to off site monitoring.	\$106,000.00
	Overall Mech Systems Condition & Estim. Costs				\$269,000.00
				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).	2	1964	The main service is underground fed 400amp, 120/208v , 3 ph 4 wire. This is in poor condition due to age and wiring added at main switch violates code and poses a potential hazard.	\$30,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Additional coverage is required at entrances, and protection should be installed on existing lights.	\$5,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Car plugs are in poor condition with conduit rusting , and outlets in poor state of repair.	\$10,000
Other					
5.2	Life Safety Systems		Bldg. Section	<u>Description/Condition</u>	
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 of out of date technology with additional devices required in most all areas.	\$20,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	The emergency lighting system is powered mainly by older liquid filled batteries which considering their age will not likely provide adequate levels of illumination for the required length of time.	\$10,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Most exit lights do not have a back up power supply connected , which is required by todays standards.	\$8,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	3	1964	There is only power surge protection on the New data panel	\$2,000
5.3.2	Panels and wireways capacity and condition.	3	ALL	All panels and wireways are at capacity with little to no room for future expansion.	\$2,500
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	The general wiring methods and devices are in good condition through regular maintenance.	
5.3.5	Motor controls.	3	All	The motor control starters are of original construction period and are due to be upgraded.	\$10,000
Other		FI	All	Allow for electrical portion of mechanical controls upgrade if required.	

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 overall lighting is in good condition with adequate levels observed in all areas, Classrooms 45-50fc, halls 25fc, Gym 40fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	There are no PCB's present	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	There are no measures present at this time but T-8 lighting technology and LED type exit lamps should be installed.	\$25,000
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 Norstar newly installed with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The PA system is an older Bogen in good condition used only for hall , paging phone system used for all other PA.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	The Data system is installed to only Administration and the computer lab it is cat 5 but not installed to the teaching areas.	\$20,000
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).	3	All	The communications closet is of adequate size , but if data is added to the classrooms this will need to be expanded.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	All computers and related equipment appear to be supplied by dedicated circuits.	
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 good coverage in all require areas.	
5.6.3	Master clock system (if applicable).	4	All	The master clock system is a Simplex it is only used for class change buzzers and is 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).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$147,500
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

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.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			\$0

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15	Varies	1301.3	11	80	880	421.3	
7.2	Science Rooms/Labs	1	83.6	83.6	2	95	190	-106.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	95.7 83.4 111.4 37.2	327.9	1 2	130 90	310	17.9	
7.4	Gymnasium (incl. gym storage)	1	281	281	1	430 43	473	-192	
7.5	Library/Resource Areas	1	234.9	234.9	1		180	54.9	
7.6	Administration/Staff, Physical Education, Storage Areas			261.7			388	-126.3	
7.7	CTS Areas							0	
	7.7.1 Business Education							0	
	7.7.2 Home Economics							0	
	7.7.3 Industrial Arts							0	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1032.3			896	136.3	
	Overall Space Adequacy Assessment	21		3522.7	18		3317	205.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments