

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	O S Geiger Elementary School			School Code:	271	
Location:				Facility Code:	1513	
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:	525	
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	1983	1	3,108.47	Concrete foundation and floor slab. Concrete Block walls, steel roof deck on owsj, brick cladding with prefinished metal trim.	Two units supply heat for entire school, each unit has 1,600 MBH input capacity. The school has two central air supply systems with supply and return fans, full mixed air control, D/X cooling coil, media humidifier and reheat coils. Gym is fed from a separate system by underground ducts with reheat coils.	
Additions/ Expansions						
					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)	1983	1	878.76	Wood frame floor walls & roof prefinished metal cladding	Units are supply with heat from main school boiler plant and have individual unit heaters in each portable. Air supply is through unit ventilator which circulates air and brings in fresh air.	
	Total		3,987.23			
List of Reports/ Supplementary Information	Asbestos Report prepared by Environmental Health Professionals for the Calgary Board of Education, March 8, 1999					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site surfaces, drainage, parking lot and landscape in good condition. There are 38 parking spaces. Bus drop-off signs are required. H.C. stall to be allocated.	\$6,000
2	Building Exterior	Brick, metal panels and windows are in good condition. Many windows show signs of deterioration.	\$65,000
3	Building Interior	All carpet in worn condition - replace. All other interior surfaces are in good condition.	\$131,000
4	Mechanical Systems	School requires upgrade to minor items and control technology, otherwise is in good shape.	\$60,000
5	Electrical Systems	Overall school is in good condition with minor upgrades required.	\$50,000
6	Portable Buildings	Finishes and millwork to be upgraded	\$72,000
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 128m ²	
	7.2 Science Rooms/Labs	Deficiency: 61.1m ²	
	7.3 Ancillary Areas	Deficiency: 97.6m ²	
	7.4 Gymnasium	Surplus: 21.8m ²	
	7.5 Library/Resource Areas	Surplus: 20.8m ²	
	7.6 Administration/Staff Areas	Deficiency: 237m ²	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 304.3m ²	
	Overall School Conditions & Estim. Costs		\$384,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is 5.1 Ha = 12.6 Ac. This provides adequate area.	
1.1.2	Outdoor athletic areas.	3	Outdoor grass athletic areas include 4 soccer pitches and 1 baseball diamond. These are adequate. Asphalt surfaced athletic areas adjacent to school ingenerally good condition, minor patching required.	\$1,500
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground areas, equipment and bases in good condition.	
1.1.4	Site landscaping.	4	Primarily grass with several species of shrubs and trees following perimeter of site, particularly at east side adjacent to entrance area.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All site accessories in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No inadequacies noted.	
1.1.7	Evidence of sub-soil problems.	4	No inadequacies noted.	
1.1.8	Safety and security concerns due to site conditions.	4	No inadequacies noted.	
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	One vehicular access point at entry to parking from Castlebrook Dr. NE. Pedestrian access to front entrance from Castlebrook Dr. NE. Visibility is good.	
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).	3	No dedicated bus lane or drop-off area. Drop-off is on Castlebrook Dr. NE at sidewalk to front entrance. Provide signage.	\$2,000
1.2.4	Fire vehicle access.	4	Fire vehicle access to school from Castlebrook Dr. NE to the west and south, the playground to the east, and the parking lot to the north of the school.	
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 38 parking spaces for all users. This is adequate. There is no dedicated handicapped parking stall - allocate, sign and mark.	\$2,500
1.3.2	Layout and safety of parking lots.	4	Parking lots are safe and well planned.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot is asphalt and drains to a catch basin at the east end of the lot. This is adequate.	
1.3.4	Layout and safety of sidewalks.	4	On-site sidewalks run the length of the south side of the parking lot, from the parking lot to the main entrance, and from the Castlebrook Drive NE sidewalk to the main entrance.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are concrete. No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No inadequacies noted.	
Other				
	Overall Site Conditions & Estimated Costs			\$6,000

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	Age of roof unknown. No inspection was done on site.	
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	Internal roof drainage from flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	All	Library and lobby skylights in good condition, no leaks evident.	
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	Exterior walls are brick with metal panels at windows and roof overhang. No inadequacies noted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No inadequacies noted.	
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	Internal roof drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Generally painted concrete block. No inadequacies noted.	
Other					

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).	4	All	All exterior doors are metal in metal frames and are in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All door accessories are in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	All exit door hardware is in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All exterior windows are double pane sealed units in aluminium frames . Many show evidence of condensation on water penetration between the panes. Remove interior frame and replace window seals- 50% of windows.	\$65,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	All window 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				\$65,000

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.	3	All	All carpet in classrooms, library, music room and office area is soiled and worn - replace. All other floor finishes in good condition.	\$120,000
3.2.2	Wall materials and finishes.	4	All	All concrete block, drywall and vinyl wall surfaces in good condition	
3.2.3	Ceiling materials and finishes.	4	All	All ceiling surfaces in good overall condition	

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 are wood with metal frames. They are in good condition.	
3.2.5	Millwork	4	All	Millwork is birch veneer, with plastic laminate tops. All are in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No inadequacies noted. Classrooms typically have blackboards in aluminum frames-good condition	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No inadequacies noted. Gymnasium has retractable basket ball hoops and climbing bars - good condition.	
3.2.8	Washroom materials and finishes.	3	All	Tile floors generally in good condition except for a few locations where tiles are missing - repair. Acoustic tile ceiling worn and damaged. Replace with painted drywall.	\$5,000
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</i>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1		4	All	Building is non-combustible and non-sprinklered.	
3.3.2		4	All	No inadequacies noted.	
3.3.3		4	All	Corridor walls typically painted concrete block. No inadequacies noted.	
3.3.4		4	All	No inadequacies noted.	
3.3.5		3	All	Main entrance does not have automatic door opener paddle - install. H.C. washrooms exist for each sex.	\$6,000
3.3.6		FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education attached.	
3.3.7		FI		Further investigation required	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$131,000

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).	N/A		Not applicable.	
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 100mm 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).	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		Two self contained hot water heaters, gas fired, 328,000 BTUH input each.	
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		Two units supply heat for entire school, each unit has 1,600 MBH input capacity. Units operate well and are in good shape.	
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are all pneumatic and have minimum off-site monitoring and control of equipment. General operation appears to be manual stop/starting of systems. 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		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.	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 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.	3		The school has two central air supply systems with supply and return fans, full mixed air control, D/X cooling coil, media humidifier and reheat coils. Gym is fed from a separate system by underground ducts with reheat coils. Systems are in good shape except for humidifier on gym unit which is corroded. Cost is for upgrade to gym humidifier.	\$10,000.00
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 system 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	4		Acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		Not applicable.	
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 ventilation controls of pneumatic design, which are tied to local panels. General operation seems to be manual as far as stop/starting of systems. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Systems have fiberglass filters.	
4.5.9	Humidification system and components.	3		See 4.5.1	
4.5.10	Heat exchangers.	4		Heat exchanger for pre-heat coils of hot water to glycol design.	
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 units. Systems operate satisfactorily. Separate units provided for each of the two classroom units.	
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).	4		System control tied to in house controls.	
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, with tie-in to off-site monitoring, but no start/stop functions. Consideration to be given to make system DDC compatible to achieve complete control of systems.	\$50,000.00
	Overall Mech Systems Condition & Estim. Costs				\$60,000.00
				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).	4	1983	The main distribution is underground fed , 1600 amp 120/208 v , 3 phase , 4 wire in good condition with room for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	The site lighting is in good condition with good coverage in all areas.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The car plugs are in good condition and of sufficient number but do not have temperature control installed	\$2,500
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 appears in good condition with good coverage in all areas should have upgrade to install visual signalling devices.	\$10,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	The system is in good condition and supplies adequate coverage in all required areas.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	The system is in good condition and supplies adequate coverage in all required areas.	
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 power surge protection installed.	\$2,500
5.3.2	Panels and wireways capacity and condition.	4	All	The panels and wireways are all at about 70% of capacity and will provide adequate space for future.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	All devices are in good condition.	
5.3.5	Motor controls.	4	All	The motor control devices and system in general are in good condition.	
Other		FI	All	Allow for electrical portion of mechanical upgrades.	

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	The lighting is in general in good condition with only low levels observed in the Gym 25fc. The teaching areas ranged from 40 - 50 fc , halls 26 fc , administration 37 fc.	\$10,000
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	Recommend the implementation of T-8 lighting technology, and LED type Exit lights.	\$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 Meridian and is 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 PA system is a Bogen in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	The Data system is Cat 5 and in good condition.	
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 wiring closet is of adequate size for any foreseeable future expansion and is adequately ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	The hub and all other computer associated equipment appear to have 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			
5.6.2	Intrusion alarms (if applicable).	4	All	The security system is in good condition with good coverage in all areas needed.	
5.6.3	Master clock system (if applicable).	4	All	The master clock system is Amano and 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			
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				\$50,000
			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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No failures noted.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No inadequacies noted.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No inadequacies noted.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpets worn and damaged - replace. Walls worn, chipped and damaged - re-paint. Ceiling acoustic panels in T-bar in good condition.	\$40,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork worn and damaged - replace.	\$32,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No inadequacies noted.	
6.1.8	Heating system.	4	Units are supply with heat from main school boiler plant and have individual unit heaters in each portable.	
6.1.9	Ventilation system.	4	Air supply is through unit ventilator which circulates air and brings in fresh air.	
6.1.10	Electrical, communication and data network systems.	4	All systems in Portables are in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	FI		
6.1.12	Barrier-free access.	4	Portables ramped from school proper.	
	Overall Portable Bldgs Condition & Estim Costs			\$72,000

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	14		1072	15	80	1200	-128	
7.2	Science Rooms/Labs	1	128.9	128.9	2	95	190	-61.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	89.2 106.9 106.3	302.4	1 3	130 95	400	-97.6	
7.4	Gymnasium (incl. gym storage)	1		494.8	1	430 43	473	21.8	
7.5	Library/Resource Areas	1		250.8	1	230	230	20.8	
7.6	Administration/Staff, Physical Education, Storage Areas			280			517	-237	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1458.3			1154	304.3	
	Overall Space Adequacy Assessment	20		3987.2	23		4164	-176.8	

Evaluation Component/ Sub-Component	Additional Notes and Comments