

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Parkdale Elementary School			School Code:	9637	
Location:	728 32 Street N.W.			Facility Code:	1619	
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:	665	
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	1952	1	2,111.80	Wood frame walls, wood beams and wood deck roof, stucco and clapboard cladding. North(centre) block is concrete structure with block infill, wood roof and terrazzo floor	Central low pressure steam boilers and unit ventilators	
Additions/ Expansions	1960	2	3,693.10	Concrete slab and concrete block construction.	Fed from 1952 boilers, has unit ventilators.	
Total			5,804.90			
					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 8, 1999					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site size is adequate. Asphalt paving in courtyard and parking lot to the south is broken-replace. Gravel parking lot to north should be paved with asphalt with catch basins for U/G drainage .	\$75,000
2	Building Exterior	Stucco suface has numerous cracks-repair. All exterior windows require recaulking, repair and or replacement.	\$178,000
3	Building Interior	Fire separation doors and frames need replacement to meet code requirements. Classroom floor finishes require replacement.	\$443,000
4	Mechanical Systems	School requires upgrades to boiler plant, school ventilation and controls.	\$798,000
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.	\$105,000
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 71.7m2	
	7.2 Science Rooms/Labs	Deficiency: 76m2	
	7.3 Ancillary Areas	Deficiency: 3.6m2	
	7.4 Gymnasium	Deficiency: 32.5m2	
	7.5 Library/Resource Areas	Deficiency: 7.4m2	
	7.6 Administration/Staff Areas	Deficiency: 319m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 804.5m2	
	Overall School Conditions & Estim. Costs		\$1,599,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site area is 3.2 Ha = 7.9 Acre. This is adequate.	
1.1.2	Outdoor athletic areas.	3	Paved athletic surfaces are uneven and cracked. Grass area with two soccer pitches and two baseball diamonds is adequate.	\$20,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground area and gravel base in good condition. Active playground equipment is of timber construction - replace.	
1.1.4	Site landscaping.	4	Primarily grass. Some trees and shrubs to west of building adjacent to the main entry..	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No inadequacies noted.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage runs away from building in all directions. Possible ponding occurs in the parking lot.	
1.1.7	Evidence of sub-soil problems.	4	No Problems evident	
1.1.8	Safety and security concerns due to site conditions.	4	None 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	Pedestrian access from all adjacent streets- sidewalk to west (main) entrance. Pedestrian access to four south facing entrances through playground and courtyard. Vehicle access to parking lot from Centre B Street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No onsite roads	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off or street lay-by. Drop-off occurs on Centre B Street. This causes some traffic congestion at peak hours.	
1.2.4	Fire vehicle access.	4	Two streets and parking lot. Also access to south of school through playground.	
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).	4	There are 50 parking spaces, 20 with plug-ins.	
1.3.2	Layout and safety of parking lots.	4	There are two parking lots. A small 498.09 sq. m. one to the south and a large 2590.83 sq. m. one to the north. Both are layed out adequately and have no evident safety concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Small parking lot to the south is asphalt. It is worn and cracked - resurface. Large parking lot to the north is gravel. Surface is uneven and inconsistent - resurface.	\$40,000
1.3.4	Layout and safety of sidewalks.	4	On-site sidewalk connects the 32nd St. NW sidewalk with the front entry. There are no safety concerns.	
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	There are no curb cuts for barrier free access. Some entrys are ramped. There is no marked and paved handicapped stall.	\$15,000
Other				
	Overall Site Conditions & Estimated Costs			\$75,000

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	Central block terrazzo and classroom linoleum has minor cracks, indicating some settlement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Drywall partitions show cracks, indicating some movement in the structure.	
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 <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	No inspection done.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All	No inspection done.	
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).	3	1952 1960	Clerestory windows(centre block) show some water penetration. Original units need replacement. NA	\$20,000
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	1952	All stucco shows damage through hairline cracking and staining. Some impact damage is evident at corners and on east wall near the playground. Stucco requires patching and painting. Original brick element at main entry in good condition.	\$18,000
			1960	All stucco shows damage through hairline cracking and staining. Stucco requires patching and painting.	
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	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					

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	1952 1960	All exterior doors are of wood with wood frames, requiring replacement with metal items. Some paint peeling and chipping at base. Weather seals are significantly compromised needing replacement. All exterior doors are of wood with wood frames, requiring replacement with metal items. Substantial paint peeling and chipping on finished surfaces. Weather seals are significantly compromised needing replacement.	\$24,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	All hardware original-in worn condition and in need of replacement.	\$8,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	All exit hardware in worn condition and in need of replacement.	\$10,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Some windows have been renovated with aluminium windows placed into original wood frames. Substantial failure of all windows with inadequate weatherseal, failing caulking, some rotting of wood, peeling paint, . Most show signs of leaks and/or condensation Replace entire window system with new aluminum frame system including insulated spandral units in upper portion and double pane sealed units below.	\$98,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Original. Worn. In need of replacement. See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1952 1960	See 2.4.4	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$178,000

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).	3	1952	Cracks appear above some classroom doors indicating some movement. Patch and repaint.	\$9,000
			1960	No failure noted. Building has been heavily renovated to suit office needs.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1952	Terrazzo floor in north wing shows some signs of settlement through minor cracks. Linoleum shows cracks and separation in classrooms.	
			1960	Renovated surfaces show no sign of failure.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1952	Gymnasium floor and stage in good condition. All classroom linoleum and carpet original and/or worn and needs replacing. Some tile at thresholds between rooms is lifting and chipped. All unrenovated floor tile in hallways is worn - replace.	\$120,000
			1960	This wing has been substantially renovated in a piecemeal fashion over the last ten years. In areas where renovation has not occurred (staircases, vestibules, etc.), flooring is original and worn - replace. Carpet in heavily used renovated areas is worn - replace	
3.2.2	Wall materials and finishes.	3	1952	All corridor and classroom walls show worn and / or peeling paint - re-paint.	\$85,000
			1960	This wing has been substantially renovated in a piecemeal fashion over the last ten years. In areas where renovation has not occurred (staircases, vestibules, etc.), wall surfaces are damaged or worn - replace.	
3.2.3	Ceiling materials and finishes.	3	1952	All acoustic tile in hallways, vestibules and gymnasium in disrepair - repair and replace where necessary.	\$30,000
			1960	This wing has been substantially renovated in a piecemeal fashion over the last ten years. In areas where renovation has not occurred (staircases, vestibules, etc.), ceilings are damaged or worn - replace acoustic tile and repaint where necessary.	

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.	3	1952 1960	Doors at fire separations need replacement with rated doors and frames and magnetic hold-opens to meet code and safety standards. Some doors and hardware replaced during previous renovation. All doors are either in excellent or adequate condition. Doors at fire separations need replacement with rated doors and frames and magnetic hold-opens to meet code and safety standards.	\$32,000
3.2.5	Millwork	3	1952 1960	All millwork is original and needs refinishing and new surface p-lam. Substantial portion of millwork reasonably new for recent change to office use. No inadequacies noted	\$55,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1952 1960	No inadequacies noted. NA	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1952 1960	No inadequacies noted.	
3.2.8	Washroom materials and finishes.	3	All	Washroom materials and fixtures are all original and in worn condition. Tile on floor shows some chipping and wear and requires replacment. Ceilings and walls need repainting/repair.	\$45,000
Other		3		Architectural work to accommodate boiler replacement.	\$50,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p><i>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</i></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		4	1952	Building is of combustible wood frame construction with no sprinkler system	
			1960	Building is of non-combustible construction with no sprinkler system	
		FI	1952	Fire separations at classroom wings is inadequate. -unrated metal door with latch hold opens. Requires installation of rated doors and frames in rated wall with magnetic hold-open doors. See above 3..2.4	
			1960	Fire separations inadequate. -unrated doors with latch hold opens. Requires installation of rated doors and frames in rated wall with magnetic hold-open doors. See above 3..2.4	
		4	All	Corridor walls typically of wood frame construction with plaster finish, except north wing washrooms: concrete block..	
		FI	All	Further study required	
		3	1952	Main entry ramped. Requires the installation of automatic paddle door hardware and lever handles. Ground floor accessible from original building via ramp. Second floor inaccessible. Building requires the installation of automatic paddle door hardware and lever handles.	\$17,000
		FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education. Asbestos used extensively - copy of report attached.	
		FI	All	Millwork and baseboards may contain lead paint	
	Overall Bldg Interior Condition & Estim Costs				\$443,000

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		75 mm service from street, service runs to 75mm 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
4.3.4	Piping and fittings.	4		All piping on domestic 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		Two new self contained hot water gas fired 38,000 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, lift station only for boiler room.	
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		Two original low pressure boilers installed in 1952. System currently operates satisfactorily but due to age should be replaced.	\$260,000
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).	3		Currently operates satisfactorily but due to age should be replaced. See 4.4.1	
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	3		Entire school piping system should be replaced along with boilers. See Section 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Entire school system should be replaced along with boilers. See Section 4.4.1	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Should be considered for replacement due to age. See 4.4.1 & 4.5.1	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Should be considered for replacement due to age. See 4.4.1 & 4.5.1	
4.4.13	Zone/unit heaters and controls.	3		Should be considered for replacement due to age. See 4.4.1 & 4.7.1	
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		Current systems depend on unit ventilators in the classrooms and gyms. No air system is provided in the administration areas.	\$300,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Should be considered for replacement due to age. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Should be considered for replacement due to age. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		Central general exhaust system provided for schools with a fan in the basement for the 1952 portion and on the roof in the 1960 portion. Exhaust systems are provided for the gymnasiums and washrooms. Should be considered for replacement due to age.	\$45,000
4.5.5	Separation of out flow from air intakes	N/A		Not applicable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		No exhaust in staff room kitchens.	\$10,000
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		Unit ventilators have throw away filters.	
4.5.9	Humidification system and components.	N/A		Not applicable.	
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).	3		Should be considered for replacement due to age. Refer to sections 4.5.1 & 4.7.1	
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			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.	\$175,000
	Overall Mech Systems Condition & Estim. Costs				\$798,000
				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 distribution is underground fed 800amp, 120/208v, 3phase, 4wire. It is in good condition with room for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	There is very little in exterior lighting and should be completely upgraded to provide adequate security and protection for the building.	\$10,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	The car plugs are in good condition of adequate number and are temperature controlled.	
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).	2	All	The fire alarm system is out dated technology and provides poor coverage in most areas with very few signal devices installed, this system should be upgraded .	\$35,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	The emergency lighting system is in poor condition with poor spacing of devices and aged battery packs.	\$12,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	The Exit lighting system requires a complete upgrade to meet today's standards , there is no back up power supply connected.	\$7,000
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 installed at present.	\$2,000
5.3.2	Panels and wireways capacity and condition.	4	All	All panels and wireways are at around 70% capacity with room for future expansion.	
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 devices and methods have been well maintained and are in good condition.	
5.3.5	Motor controls.	3	All	Some components of the control system have been upgraded but some original motor starters are due to be replaced.	\$9,000
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	Overall lighting is in good condition with acceptable lighting levels observed in all areas. The classrooms 45fc , Administration areas 40fc, Gym 48fc and halls 23fc.	
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	Recommend the installation of T-8 lighting technology and LED type exit lights, the cost for LED exits is covered in 5.2.3.	\$30,000
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 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 a Bogen in good condition with room for future expansion.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	The Data system is Newly installed Cat 5 cable to all teaching areas and administration areas.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	This 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 Data closet is in good condition with separate ventilation and adequate room for future expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	The Data system and all associated 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 adequate coverage in all required areas.	
5.6.3	Master clock system (if applicable).	4	All	The clock system is Amano and appears in good condition, used only for class change buzzers.	
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				\$105,000
			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).	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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	20	varies	1528.3	20	80	1600	-71.7	
7.2	Science Rooms/Labs	2	72.9 72.9 27.2	209	3	95	285	-76	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	varies	526.4	2 3	130 90	530	-3.6	
7.4	Gymnasium (incl. gym storage)	2		594.5	1	570 57	627	-32.5	
7.5	Library/Resource Areas	1	292.6	292.6	1		300	-7.4	
7.6	Administration/Staff, Physical Education, Storage Areas			360			679	-319	
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)			2293.5			1489	804.5	
	Overall Space Adequacy Assessment	29		5804.3	30		5510	294.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments