

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Penbrook Meadows Elementary School			School Code:	356	
Location:	5645 Pensacola Cr. S.E.			Facility Code:	1562	
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:	500	
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	1	3,226.30	Concrete slab, timber columns, concrete block walls, timber beams, cedar deck.	2 boilers at 2,880 MBH each supply heat for entire school. The school has one central air supply system with supply and return fans, full mixed air control, sprayed D/X cooling coil and zone reheat coils. Gym is fed from 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)	1985	1	400	Attached/permanent. Combustible construction, wood frame throughout.	Heating consists of gas fired furnaces in each of the 4 portables. Outside air is mixed with return air and supplied through furnaces.	
Total			3,626.30			
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 23, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site surfaces and equipment are in good condition. There are 31 parking stalls.	\$21,000
2	Building Exterior	Brick surface and precast panels in good condition.	\$30,000
3	Building Interior	All interior finishes in good overall condition.	\$235,000
4	Mechanical Systems	School requires some work on sprayed coil system and possible replacement of cooling.	\$108,000
5	Electrical Systems	The building requires upgrades in a few all areas with emphasis on Fire Alarm, Emergency lighting and exit lighting.	\$95,000
6	Portable Buildings	Finishes and millwork to be replaced	\$98,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 98.4m2	
	7.2 Science Rooms/Labs	Deficiency: 97.5m2	
	7.3 Ancillary Areas	Deficiency: 131.4m2	
	7.4 Gymnasium	Deficiency: 51.3m2	
	7.5 Library/Resource Areas	Surplus: 44.3m2	
	7.6 Administration/Staff Areas	Deficiency: 242.8m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 23.6m2	
	Overall School Conditions & Estim. Costs		\$587,000

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 approximately 37,000 sq.m. This is adequate.	
1.1.2	Outdoor athletic areas.	4	Outdoor athletic areas include 2 baseball diamonds, 2 soccer pitches and a general grass play area. There are asphalt athletic areas to the north and the east of the school. All are in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There are two outdoor play areas, to the east of the building, both in good condition.	
1.1.4	Site landscaping.	4	Site landscaping includes small trees and shrubs to the west of the building adjacent to the main entry and trees along the perimeter of the site along Pensacola way SE.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site accessories include perimeter fencing, bike racks, and a flagpole. All site accessories were in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage conditions are good. There was no evident ponding on either the hard or the soft surfaces.	
1.1.7	Evidence of sub-soil problems.	4	No evidence noted.	
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	All vehicular access is through Pensacola Cr. SE to drop off area and parking lot. Pedestrian access is from Pensacola Cr. SE. to the main entry of the school.	
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	Dedicated drop off area is on Pensacola Cr. SE adjacent to the main entry. There is no dedicated bus lane.	
1.2.4	Fire vehicle access.	4	Fire vehicle access is from along Pensacola Way SE to the south and the east, and from Pensacola Cr. SE to the west of the school.	
1.2.5	Signage.	3	Drop-off signage	\$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).	3	There is one parking lot, to the south of the school. It has 31 stalls, 20 with plug-ins. This is adequate. There is no dedicated disabled parking lot - allocate, sign and mark a disabled parking space.	\$2,500
1.3.2	Layout and safety of parking lots.	4	Parking lot lay-out is adequate. No safety concerns were noted.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot is surfaced with asphalt and drainage is to a catch basin near the entrance to the lot. This is adequate.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks run from the drop off area on Pensacola Cr. SE and from the parking lot to the main entrance. There were no safety concerns noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are concrete, in good condition and with adequate drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cuts at parking lot or at drop-off lane - install.	\$16,000
Other				
	Overall Site Conditions & Estimated Costs			\$21,000

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 failures noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No failures noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No failures 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 made	
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	Building has flat roof with internal drainage	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA	All	No skylights.	
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).	3	All	Brick in excellent condition. Some surface deterioration on panels adjacent to windows. These need re-painting.	\$4,500
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	No failures 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).	3	All	Caulking dry and cracked at window sections of façade, where widow meets precast elements, and precast elements meet wall - replace caulking.	\$12,000
2.3.4	Interface of roof drainage and ground drainage systems.	NA	All	Building has flat roof with internal drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No failures 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	All	All doors are in adequate condition. Some wear and chipping has been noted on painted surfaces. - refinish.	\$6,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Most accessories are in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Most hardware are in good condition. Some painted surfaces, however are worn and require repainting	\$4,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	All window units are original, unsealed, double pane units in good condition. There is some minor evidence of overly dry caulking - re-caulk where necessary.	\$3,500
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Most window accessories in good or adequate condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No failure to note.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$30,000

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	Music room carpet worn and damaged - replace. Gym floor worn and unevenly finished - refinish. All other floor materials, predominantly VCT and linoleum in adequate condition.	\$50,000
3.2.2	Wall materials and finishes.	4	All	Concrete block walls and demountable drywall partition walls are all in good condition.	
3.2.3	Ceiling materials and finishes.	3	All	Music room acoustic tile dirty and damaged - replace. All other ceiling materials, predominantly acoustic tile and linoleum in adequate condition.	\$2,000

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	All interior door hardware in good condition. Some painted interior doors require re-painting .	
3.2.5	Millwork	3	All	Various pieces of classroom millwork is worn and/or damaged - refinish.	\$60,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	All blackboards, tackboards, display boards are in aluminium frames. They are in good condition.	
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.	2	All	Mosaic tile floor damaged in several loctions - repair. Painted block walls worn, chipped and soiled - repaint. T-Bar ceiling and acoustic tiles damaged and soiled - replace with drywall ceiling. Partitions worn and mismatched - refinish.	\$65,000
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	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Building structure and roof is combustible. Building is non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	All	No inadequacies noted.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	All	No inadequacies noted.	
3.3.4	Exiting distances and access to exits.	FI	All	No inadequacies noted.	
3.3.5	Barrier-free access.	2	All	School is not barrier free. Automatic barrir free entry doors and paddles to be installed. Lever handles to be installed on all appropriate doors. H.C. washrooms required.	\$58,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	NA		CBE Facility Asbestos Database Study, Feb., 1999.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$235,000

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 and hose cabinets 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).	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 for age of the facility.	
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 new self contained hot water heater, gas fired, 32,000 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).	4		2 boilers at 2,880 MBH each supply heat for entire school. 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 been retrofitted to allow off-site monitoring and control of equipment.	
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 one central air supply system with supply and return fans, full mixed air control, sprayed D/X cooling coil and zone reheat coils. Gym is fed from separate system by underground ducts with reheat coils. Systems are in good shape except for sprayed coil pans which are corroded. Cost is for upgrade to sprayed coil.	\$18,000.00
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).	3		No exhaust in staff kitchen, where cooking is undertaken.	\$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).	4		School has ventilation controls of pneumatic design, which are tied through DDC interface to allow control and monitoring from off-site location.	
4.5.8	Air filtration systems and filters.	4		System has fiberglass filters.	
4.5.9	Humidification system and components.	3		See 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 good shape.	
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).	3		Cooling is provided by roof mounted air cooled compressor/condenser unit. System operates satisfactorily but is getting old.	\$85,000.00
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 remote off-site central control station.	
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.	4		Building controls are pneumatic, with tie-in to a direct digital control interface to allow off-site monitoring and control.	
	Overall Mech Systems Condition & Estim. Costs				\$108,000.00
				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	1971	The main distribution is underground fed and in good condition with room for expansion. It has the following characteristics, 800 amp, 120/208v ,3 phase 4 wire.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	The exterior lighting is in good condition with adequate coverage.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	There are not enough car plugs and no temperature control is installed.	\$10,000
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).	1	All	The fire alarm system is out dated and requires a full up grade.	\$20,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	The emergency system is old and does not provide adequate coverage to meet todays standards.	\$10,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	All	This system also requires upgrade to meet todays standards, no back up source connected.	\$6,000
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.	\$2,000
5.3.2	Panels and wireways capacity and condition.	3	All	All panels and wireways are at or near capacity.	\$2,500
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 are in good condition through regular maintenance.	
5.3.5	Motor controls.	3	1971	The motor control starters are of original construction and should be replaced.	\$4,500
Other		FI	1971	Allow for electrical portion of mechanic 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 lighting is in good condition with good lighting levels observed in all areas, Gym 55fc, Classrooms 40-50 fc, halls 25fc.	
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 installation of T-8 lighting technology and Led type exit lamps. The LED exit lamp cost is covered in 5.2.3.	\$15,000
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 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 incorporated into the phone system and is in good condition, with room for expansion.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	There is a data system installed in the library but nothing to the classrooms.	\$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	If data wiring is added to the classrooms an additional wiring closet will need to be added. The existing closet is in good condition but not of adequate size for future.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	The hub is supplied by a separate circuit and computers appear to have dedicated circuits as well.	
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, it is also externally monitored.	
5.6.3	Master clock system (if applicable).	4	1971	The clock system is a Simplex 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		All		\$95,000
				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).	3	Floor is uneven , showing signs of possible settlement.	\$22,000
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No inadequacies noted.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Base of portable sheathed in plywood. Material worn and damaged - replace.	\$6,000
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	Carpet, acoustic tile and vinyl on walls are all stained, damaged or dirty.	\$12,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	All millwork in worn and/or damaged condition - refinish.	\$34,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	All wall mounted or fixed equipment in adequate condition.	
6.1.8	Heating system.	3	Consists of gas fired furnaces in each of the 4 portables. Units are old and should be replaced. Each unit has cooling with roof condensers.	\$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	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	Portable hallway ramped from school proper. This is adequate. Doors require lever handles.	
	Overall Portable Bldgs Condition & Estim Costs			\$98,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	varies	1218.4	14	80	1120	98.4	
7.2	Science Rooms/Labs	1	92.5	92.5	2	95	190	-97.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	93.0 76.6 100.0	268.6	1 3	130 90	400	-131.4	
7.4	Gymnasium (incl. gym storage)	1		421.7	1	430 43	473	-51.3	
7.5	Library/Resource Areas	1		264.3	1		220	44.3	
7.6	Administration/Staff, Physical Education, Storage Areas			268.2			511	-242.8	
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)			1092.6			1069	23.6	
	Overall Space Adequacy Assessment	23		3626.3	22		3983	-356.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments