

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Pineridge Community School			School Code:	9360	
Location:	1927 61 Street N.E.			Facility Code:	1566	
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	1979	1	3085.4 sq.m.	Concrete slab, concrete block walls, owsj, steel roof decking, brick cladding.	Two units supply heat for entire school of 1600 MBH input each. The school has two central air supply systems, one for classrooms and one for gym, with supply and return fans, full mixed air control, D/X cooling coil and preheat 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)	1979 1980	1 1	390.0 sq. m. 390.0 sq. m.	Attached/permanent. Combustable construction, wood frame throughout.	Heating consists of gas fired furnaces in each of the 8 portables. Outside air is mixed with return air and supplied through furnaces.	
Total			3865.8 sq. m.			
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 21, 1999					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site surfaces, paved and gravel and grass in adequate condition. There are 31 parking spaces.	\$31,500
2	Building Exterior	Building proper exterior in excellent condition.	\$0
3	Building Interior	Building interior is in good condition.	\$308,000
4	Mechanical Systems	School requires upgrade to backflow protection and control technology, otherwise is in good shape.	\$69,000
5	Electrical Systems	The School is in overall good condition with some upgrades required in areas of Fire Alarm and Emergency lighting.	\$98,000
6	Portable Buildings	Portables in adequate condition with some worn surfaces.	\$221,000
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 105m2	
	7.2 Science Rooms/Labs	Deficiency: 78.1m2	
	7.3 Ancillary Areas	Deficiency: 145.1m2	
	7.4 Gymnasium	Deficiency: 15.7m2	
	7.5 Library/Resource Areas	Surplus: 39.1m2	
	7.6 Administration/Staff Areas	Deficiency: 129m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency: 196.m2	
	Overall School Conditions & Estim. Costs		\$727,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site area is 1.31 Ha. This is inadequate. However, the school is adjacent to a large landscaped play area to the west that can be utilized. This is adequate.	
1.1.2	Outdoor athletic areas.	4	Large outdoor athletic area to west of school (see 1.1.1 above). These include one soccer pitch and one baseball diamond. Asphalt athletic surfaces require resurfacing.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground equipment is in adequate condition. The bases are gravel and in adequate condition.	
1.1.4	Site landscaping.	4	Mainly grass, with trees and shrubs to the east at the entry area.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All site accessories are in adequate 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 evidence noted	
1.1.8	Safety and security concerns due to site conditions.	3	Large continuous landscaped swale wraps around building to south. As a result, approach from the alley adjacent to the site is blocked and security in this area a concern.	\$24,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access to parking lot to south of building. Pedestrian access to main (east) entrance from 61 st. St. NE sidewalk. Additional on-site pedestrian sidewalk adjacent to parking lot to south entrance and adjacent to school at the north of the school. All other entrances accessible through paved playground areas.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Mixed gravel and asphalt surfacing runs the perimeter of the building from parking lot to the south. This is adequate.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Drop-off is the 61 st. St. NE sidewalk. There is no dedicated drop off area for buses or handicapped.	
1.2.4	Fire vehicle access.	4	Fire vehicle access to the south is from the parking lot off 61 st. St. NE, to the west and north is via the on-site road network. Fire vehicle access to the east access is from 61 st St. NE.	
1.2.5	Signage.	3	No noted drop-off, bus, or handicapped signage. School signage is apparent from 61 st St. NE. There is no signage apparent from Rundelhorn Dr. NE, the main thoroughfare. Install signage.	\$5,000
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	One parking lot to the south of building, 31 stalls, there are no plug-ins and no dedicated handicapped stall. Allocate sign & mark.	\$2,500
1.3.2	Layout and safety of parking lots.	4	Located off 61 st St. NE, lay-out perpendicular to street. Adequate layout and no apparent safety concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot is asphalt. Drainage is to catch basin located on parking lot.	
1.3.4	Layout and safety of sidewalks.	5	Three on-site sidewalks run from the 61 st. St. NE sidewalk to the north, east and south entrances to the school. No inadequacies noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	5	School at same grade as entry and sidewalk, no ramps necessary.	
Other				
	Overall Site Conditions & Estimated Costs			\$31,500

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).	5		No failure to note.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No failure to note.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		No failure to note.	
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		Some staining in acoustic tile show a history of possible leaks.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI			
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof with internal drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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).	5		Exterior walls are predominantly brick. No failure to note.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		Pre-finished flashing at parapets and pre-finished corrugated metal above window in good condition. No failure to note.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5		No failure to note.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Flat roof with internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5		No failure to note.	
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).	5		Steel doors in steel frames in good condition. No inadequacies to note.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		All accessories in good condition. No inadequacies to note.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5		No failure to note.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		Double sealed units in aluminium frames in good condition. No inadequacies noted.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		All accessories in good condition. No inadequacies to note.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5		No building envelope failure to note.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$0

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).	5		No failure to note.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5		No failure to note.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Carpet in all locations (except conference room) is worn and requires replacement. Classroom VCT floors need repair. Loose carpet should be adhered to floors. Ceramic tile at entrances need patching and repairing.	\$180,000
3.2.2	Wall materials and finishes.	3		Maintenance or repainting required on many painted surfaces.	\$20,000
3.2.3	Ceiling materials and finishes.	4		All ceiling finishes in good condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	5		Metal doors in steel frames. No failure to note.	
3.2.5	Millwork	3		All classroom, office and support room millwork inadequate, mismatched and/or in poor condition. Refinish and install new countertop p-lam.	\$36,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		Original items in aluminium frames. No inadequacies noted.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		No failure to note.	
3.2.8	Washroom materials and finishes.	3		Floor, wall and ceiling finishes in washrooms in need of repair. Tile floors need patching, walls and ceilings re-painted.	\$38,000
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>		Bldg. Section	Description/Condition	
3.3.1		5		Building is non-combustable, non-sprinklered.	
3.3.2		5		No inadequacies to note.	
3.3.3		5		Corridors concrete block, doors steel in steel frames. Ceilings are acoustic tile in t-bar.	
3.3.4		5		No inadequacies to note.	
3.3.5		2		No lever door handles, no automatic push paddle door opener at main entry - install. Handicapped washrooms required	\$34,000
3.3.6		FI		CBE Facility Asbestos Database completed Feb., 1999.	
3.3.7		5		None noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$308,000

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 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		To be provided.	\$10,000.00
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater, gas fired, 324,000 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		Two units supply heat for entire school of 1600 MBH input each. 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 seems to be manual stop/start of equipment. 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.	4		The school has two central air supply systems, one for classrooms and one for gym, with supply and return fans, full mixed air control, D/X cooling coil and preheat coils. Systems are in good shape.	
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 to local panels. General operation seems to be manual as far as stop/starting of systems.	
4.5.8	Air filtration systems and filters.	4		Systems has fiberglass 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).	4		Distribution ductwork is 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).	4		Cooling is provided by two roof mounted air cooled compressor/condenser units. Systems operate satisfactorily.	
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).	3		System control tied to in house controls.	\$4,000
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				\$69,000.00
				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	All	The main distribution is underground fed , 1000 amp , 120/ 208 v , 3 phase ,4 wire. It is in good condition and has room for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	The exterior lighting is very poor and needs an upgrade.	\$7,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The car plugs are in good condition but more are needed also temperature control should be 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).	3	All	The Fire alarm system is in good condition recommended upgrade would be addition of visual signal devices.	\$10,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	The emergency lighting source comes from old battery packs which are liquid filled require regular maintenance and are due to be replaced.	\$5,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting is in good condition with adequate coverage.	
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 suppression installed.	\$2,500
5.3.2	Panels and wireways capacity and condition.	4	All	Most panels and wireways are at around 70% of capacity and are in good condition.	
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	General wiring devices are in good condition, through regular maintenance.	
5.3.5	Motor controls.	4	All	The motor control starters and system in general is 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 in the classrooms is overall poor with levels observed around 22 fc in 80% of the rooms. Halls ,Gym and Administration areas are all in good condition with acceptable levels.	\$30,000
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 installation of T-8 lighting technology and LED type exit lamps, the cost for T-8 would be addressed in 5.4.1.	\$3,500
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	The Phone system is a Nortel Meridian in good condition with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The 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).	3	All	The cable is Cat5 and is installed only to the computer lab not to the classrooms.	\$25,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	The 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 wiring closet and hubs are of adequate size but if classrooms are added this will need upgrade.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	The computers 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			
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 Master clock system is now used only to control the class change buzzers, classroom clocks have been removed to reduce maintenance costs.	
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				\$98,000
			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 Inadequacies apparent.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No Inadequacies apparent.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Finishes worn and in need of repair.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	All window seals showing signs of failure - replace.	60,000
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet, vinyl covered GWB walls, acoustic tile ceiling. All surfaces worn and in need of refurbishment. Accordion wall partitions worn - replace.	80,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	All surfaces worn and in need of refurbishment.	25,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	all surfaces worn and in need of refurbishment.	32,000
6.1.8	Heating system.	3	Consists of gas fired furnaces in each of the 8 portables. Units are old and should be replaced. Each unit has cooling with roof condensers. *Note: 4 of the units are being moved. Costs are for four remaining units only.	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 the portables are in good condition.(Both Sets)	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	FI	Air quality issues necessitate further investigation.	
6.1.12	Barrier-free access.	4	From existing building	
	Overall Portable Bldgs Condition & Estim Costs			221,000

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	varies	1145	13	80	1040	105	
7.2	Science Rooms/Labs	1	111.9	111.9	2	95	190	-78.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	91 88 75.9	254.9	1 3	130 90	400	-145.1	
7.4	Gymnasium (incl. gym storage)	1		457.3	1	430 43	473	-15.7	
7.5	Library/Resource Areas	1		249.1	1		210	39.1	
7.6	Administration/Staff, Physical Education, Storage Areas			382			511	-129	
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)			1265.6			1069	196.6	
	Overall Space Adequacy Assessment	18		3865.8	21		3893	-27.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments