

School Facility Evaluation Project  
Part IV - Additional Notes and Comments

School Name:	Prince of Wales Elementary School			School Code:	341	
Location:	253 Parkland Wy S.E.			Facility Code:	1550	
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:	600	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1976	1	2896.2 sq.m.	Concrete slab, concrete block bearing walls, owsj, steel deck roof.	2 Boilers of 1,800 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 heating 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)	1976 1978	1 1	809.3 sq.m. 400.0 sq. m.	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			4105 sq. m.			
List of Reports/ Supplementary Information	Asbestos Report prepared by Environmental Health Professionals for the Calgary Board of Education, March 29, 1999					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site surfaces, drainage, parking lot and landscape in good condition except asphalt play areas cracked and uneven - re-surface. There are 34 parking spaces.	\$96,500
2	Building Exterior	Brick, stucco, metal and windows are in good condition.	\$0
3	Building Interior	Some areas have exposed sprayed fibre fire proofing. All carpet in worn condition - replace. All other interior surfaces are in good condition.	\$330,000
4	Mechanical Systems	School operates satisfactorily and is in good shape overall. Requires some minor corrections as noted.	\$28,500
5	Electrical Systems	School is generally in good condition. Power distribution needs upgrading and some lighting levels are inadequate.	\$34,250
6	Portable Buildings	Millwork & Furnaces to be replaced	\$83,000
7	Space Adequacy:		
	7.1 Classrooms	Deficiency: 439.3m2	
	7.2 Science Rooms/Labs	Deficiency: 77.0m2	
	7.3 Ancillary Areas	Deficiency: 142.3m2	
	7.4 Gymnasium	Surplus: 2.6m2	
	7.5 Library/Resource Areas	Deficiency: 33.8m2	
	7.6 Administration/Staff Areas	Surplus: 10.1m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 258.7m2	
	Overall School Conditions & Estim. Costs		\$572,250

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is 1,18 Ha = 2.91 Ac. Site alone is too small, but there is access to an adjacent park. This provides adequate area.	
1.1.2	Outdoor athletic areas.	3	Outdoor grass athletic areas are adequate. These are located in adjacent park area. Asphalt surfaced athletic areas adjacent to school in cracked and uneven condition - resurface.	\$20,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Two outdoor playground areas, one to the south of the school, one to the north in the adjacent park area. 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.	3	Swale to south of school raises security concerns for adjacent playground area.	\$22,000
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	One vehicular access point at entry to parking from Parkland Way SE. Pedestrian access to front entrance from Parkland Way SE. Secondary pedestrian access from Parkside Cr. SE to through paved surface to west side of school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	On site road network consists of paved asphalt surface to the south and the north west of the site, with a gravel access drive to the west of and adjacent to the school. Asphalt surfaces in cracked and worn - re-surface. Gravel access drive uneven - re-grade.	\$38,000
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 Parkland Way SE at sidewalk to front entrance.	\$2,000
1.2.4	Fire vehicle access.	4	Fire vehicle access to school from Parkland Way SE to the east, Parkside Crescent SE to the west, The parking lot to the south and the adjacent park to the north of the school.	
1.2.5	Signage.	3	Bus drop -off sign required.	\$2,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	There are 34 parking spaces with no plug-ins. There is no dedicated disabled parking space - allocate, sign and mark.	\$2,500
1.3.2	Layout and safety of parking lots.	4	No inadequacies noted.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lot is asphalt with adequate drainage.	
1.3.4	Layout and safety of sidewalks.	4	On-site sidewalks consist of one from the Parkland Way SE west sidewalk to the main entrance, and from the parking lot to the main entrance. There are no noted safety concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are concrete, in good condition and drain evenly.	
1.3.6	Curb cuts and ramps for barrier free access.	3	There are no curb-cuts for handicapped access - install.	\$10,000
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$96,500

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).	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	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI	All		
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	All		
2.2.3	Control of ice and snow falling from roof.	NA	All	Internal roof drainage.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	All	Library skylights in good condition.	
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 stucco accents and metal panels at 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).	4	All	All exterior windows are double pane sealed units in aluminium frames and are in good condition.	
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				\$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).	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	All interior door hardware in good condition.	
3.2.5	Millwork	3	All	All millwork is worn and mismatched - refinish and/or replace.	\$125,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No inadequacies noted.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No inadequacies noted.	
3.2.8	Washroom materials and finishes.	3	All	All acoustic ceiling panels in washrooms worn and/or damaged - replace with a painted hard surface such as drywall. All painted wall surfaces stained and/or damaged - re-paint.	\$35,000
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 is non-combustible and not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	NA	All	Building is non-combustible.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	NA	All	Building is non-combustible.	
3.3.4	Exiting distances and access to exits.	4	All	No inadequacies noted.	
3.3.5	Barrier-free access.	2	All	Building lacks automatic paddle door opener at main entry and lever door handles at interior entries to classrooms, etc. -Install barrier free washrooms	\$50,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	All	Asbestos report prepared by Enviromental Health Professionals for the Calgary Board of Education.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None evident.	
Other					
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$330,000</b>

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 of 1,800 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.	3		Combustion air is in place and acceptable during day operation when air is supplied direct to boiler room. When air system is off combustion air needs upgrade to meet standards.	\$5,000
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 heating coils. Gym is fed from separate system by underground ducts with reheat coils. Systems are in good shape except for sprayed coil pans, on main unit, which are corroded. Cost is for upgrade to sprayed coil.	\$15,000
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		2		Add cooling and ventilation for telecommunications closets. See 5.5.5	\$8,500

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				
			<b>Bldg. Section</b>	<b>Description/Condition</b>	
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 unit. System operates satisfactorily but is getting old.	
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				
			<b>Bldg. Section</b>	<b>Description/Condition</b>	
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.	
	<b>Overall Mech Systems Condition &amp; Estim. Costs</b>				\$28,500.00
				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		1000 amp service at 120/208V - 3 phase - 4 wire, underground from city transformer. Good location for both transformer and distribution panel. Well maintained. No concerns.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Building mounted high pressure sodium luminaires located at all building entrances and exits. Parking area appears to be underlife and does pose a safety concern.	\$2,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2		10 duplex outlets with capacity for 20 vehicles. Outlets are not weatherproof type and are beginning to crack and corrode. Replace with new weatherproof type.	\$1,500
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).	2		Existing panel has no room for any further expansion. Concerns regarding no panel at main entrance to school/sparse coverage of smoke and heat detectors. Upgrade existing system.	\$7,500
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		Emergency lighting is provided by battery packs and remote heads. Existing system is in relatively good condition but needs upgrading to meet current codes.	\$2,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Areas of concern are paths of egress are poorly indicated. Some exit lights not in line of sight or are missing completely. Exit lighting/signage should be upgraded.	\$2,500
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.	1		No power service surge protection. Install new transient voltage surge suppression. (TUSS)	\$3,500
5.3.2	Panels and wireways capacity and condition.	4		Distribution panels are at approximately 75% capacity. Panels and wireways are well maintained and in good condition. No concerns.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator. Small UPS for server in computer closet. No concerns.	
5.3.4	General wiring devices and methods.	4		Wiring devices and installation methods are generally in good condition. No concerns.	
5.3.5	Motor controls.	4		No motor control centre (MCC). Individual/local starters and motor controls are in good condition. No concerns.	
Other					

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		Lighting levels in most areas meet acceptable/recommended levels as suggested by Illuminating engineering Society (IES). Lamps are generally cool white, however, some areas have different lamp sources. Replace lamps with a standard colour (i.e. warm white/cool white).	\$2,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Ballasts are in good condition. No health or safety concerns.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Most luminaires have been upgraded with 34 watt energy saving lamps, however, to achieve maximum energy savings luminaires should be retrofitted with T8 lamps and electronic ballasts.	\$5,000
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).	5		Telephone service is new and in good condition with room for future. Handsets are new and are in good condition. No concerns.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom system is installed throughout the school and appears in good condition. No CCTV, satellite or cable TV. No concerns.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling is newer Category 5 cabling and is in good condition. No concerns.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Conduit and cabling is installed in a good manner. Wiremold is used in computer classrooms. No concerns.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		Computer equipment is installed in a shared storage room and is quite cramped. No separate cooling or room for expansion. Provide separate data closet.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Dedicated circuit is provided for existing equipment, however, receptacles should be added for future growth.	\$250
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		Exterior doors are monitored by motion sensors connected to building security panel which is monitored off site.	
5.6.3	Master clock system (if applicable).	3		Master clock system is in main office and most classrooms are connected. Some classrooms have stand alone clocks only and should be upgraded.	\$2,500
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				\$34,250
			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 noted.	
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).	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).	4	No inadequacies noted.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	All millwork is worn and/or damaged - replace.	\$41,000
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No inadequacies noted.	
6.1.8	Heating system.	3	Consists of gas fired furnaces in each of the 7 portables. Units are old and should be replaced. Each unit has cooling with roof condensers.	\$42,000
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	Portables are generally in good condition. No concerns.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Life safety systems with regard to electrical are good. No concerns.	
6.1.12	Barrier-free access.	4	Portables ramped from existing school level. No lever door hardware on entry doors to portables - install.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$83,000</b>

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	1000.7	18	80	1440	-439.3	
7.2	Science Rooms/Labs	1	113	113	2	95	190	-77	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	varies	257.7	1 3	130 90	400	-142.3	
7.4	Gymnasium (incl. gym storage)	1		475.6	1	430 43	473	2.6	
7.5	Library/Resource Areas	1		226.2	1		260	-33.8	
7.6	Administration/Staff, Physical Education, Storage Areas			534.1			524	10.1	
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)			1497.7			1239	258.7	
	<b>Overall Space Adequacy Assessment</b>	20		4105	26		4526	-421	

Evaluation Component/ Sub-Component	Additional Notes and Comments