	School Name:	Queen Elizabeth Elementary School				School Code:	227
	Location:	402 18 Street N.W.				Facility Code:	1488
	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:	310

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	1958	2	3,196.60	Combustible - concrete floors, concrete frame, concrete block walls, exposed concrete block exterior, wood roof	Central low pressure steam boiler and unit ventilators throughout.	
Additions/ Expansions						

						Evaluator's Name:	Doug Campbell
						& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)	1985	1	86.6	Division of one original classroom into two classes for the hard-of-hearing, using demountable GWB system. Minor renovation		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables		
List of Reports/ Supplementary Information	Asbestos audit dated March 18, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Size is adequate. Provision of paved parking areas is required. Provisions for handicapped access to be provided.	$88,000
2	**Building Exterior**	Refurbish exterior wall finishes. Replace exterior windows and doors.	$187,000
3	**Building Interior**	Extensive replacement of interior finishes required.	$495,500
4	**Mechanical Systems**	School systems are old and require upgrade to boiler plant, ventilation and controls.	$419,000
5	**Electrical Systems**	Upgrade distribution, life safety and lighting	$155,500
6	**Portable Buildings**	N/A	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus: 399.2m2	
	7.2 Science Rooms/Labs	Deficiency: 8.44m2	
	7.3 Ancillary Areas	Deficiency: 183.7m2	
	7.4 Gymnasium	Surplus: 10.6m2	
	7.5 Library/Resource Areas	Surplus: 199.4m2	
	7.6 Administration/Staff Areas	Deficiency: 207.8m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 530.8m2	
	Overall School Conditions & Estim. Costs		$1,345,000

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 69,727.37 (6.97 Ha. = 17.2 Ac.). This is shared between the composite high school and Queen Elizabeth Composite High School. This is adequate.	
1.1.2	Outdoor athletic areas.	4	The total site included 4 baseball diamonds and 2 soccer pitches. Two of the diamonds and one soccer field are immediately adjacent to the school.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There is a modern playground set in good condition to the south of the school.	
1.1.4	Site landscaping.	4	Mostly grass, with shrubs along the west wall. Generally good condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Guard rail at handicapped access ramp to front entry does not meet handicapped standards. Provide new rail (12 m.).	$2,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	The site slopes away from the building on all sides.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	3	Rear (east) entry is somewhat secluded. Improved lighting should be installed, connected to motion detector.	$3,000
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	Pedestrian access to the main entry is easy from the 17th Street N.W. sidewalk and the parking lot. Vehicular access to the parking lot is close to the main entry, and easily visible.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	There are no on-site roads.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There is no on-site drop-off. Busses park on 17th Street N.W. adjacent to the main entry doors.	
1.2.4	Fire vehicle access.	3	One street - 17th Street N.W. Improved access to the rear of the building through the parking lot is recommended, by installation of a wider passage and removable bollards.	$8,000
1.2.5	Signage.	4	Existing school name on the wall at the front entry is adequate.	
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	34 parking stalls are provided in a lot south of the building. No handicapped stalls are identified.	
1.3.2	Layout and safety of parking lots.	4	The lot has a clear, open layout.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	The lot currently has a gravel surface, with surface drainage. It becomes muddy and rutted in wet weather. Provide asphalt paving with catch basins.	$40,000
1.3.4	Layout and safety of sidewalks.	2	Northeast asphalt pad is cracked and uneven - resurface (50 sq. m.). North concrete sidewalk has a lifted paving slab, causing a trip edge - reset and level the slab.	$28,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are typically concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	3	A curb cut is required near the front entry.	$6,500
Other				
	Overall Site Conditions & Estimated Costs			$88,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	No problems are evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F. I.	1958	The east wall shows several step cracks in the concrete block wall panels above the main floor windows. These should be investigated when the windows are replaced.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No evidence of problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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).	F. I.	1958	The age of the roof is unknown, and no inspection was done on-site. Staining of the acoustic ceiling tiles in the upper corridor near the south stairwell indicate roof leaks.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F. I.	1958	No inspection was done on site.	
2.2.3	Control of ice and snow falling from roof.	N/A	1958	Flat roof throughout	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1958	No evidence of problems.	
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).	2	1958	Concrete block panels above and below windows of the classroom wing have some peeling paint. On upper floor areas this may indicate water penetration into the wall system. Parapet flashings should be inspected, and proper flashings should be installed when the windows are replaced. All concrete block wall areas should be repainted. Wood panels above the main entry and abobe the windows on the south wall have peeling paint. Panels should be replaced with prefinished metal (70 + 15 X 1.5 sq. m. = 92.5 sq. m. total area). Brick on the Gymnasium requires minor repointing - 10%.	$25,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	F. I.	1958	Parapet flashings should be investigated - see 2.3.1	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F. I.	1958	Possible water infiltration into concrete block wall - see 2.3.1	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1958	Internal drainage from flat roofs.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	1958	There are serious leaks around the windows in the upper southeast classrooms - see 2.4.4	$30,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1958	Original wood doors in wood frames have cracked, peeling paint - replace all with new steel doors in steel frames.	$28,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1958	Accessories have passed their usable design lifetimes and should be replaced along with the doors cost included in 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1958	Hardware is worn - it has passed its usable lifetime and should be replaced along with the doors - cost is included in 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1958	Original wood windows are extensively peeling and deteriorated, with serious leaks around the upper southeast classrooms. All windows should be replaced with new double sealed aluminum units together with proper flashings, sills and hardware.	$92,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1958	Security screens on windows on the south end of the gymnasium are rusting. They should be removed, cleaned, primed, repainted and reinstalled (30 sq. m. total area).	$12,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1958	See 2.4.4.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$187,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1958	Minor step cracks in concrete block walls between classrooms - Rooms 2011 and 2013. Patch and repaint.	$3,500
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1958	No evidence of problems	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	1958, 1985 mod.	Carpet in Classrooms 1001, 1018,1017, 1019, 2001, 2002 and 2012 is worn - replace. Stair treads on central and north stairs are worn - replace. Replace linoleum flooring in both basement shelters. Refinish wood gymnasium floor. Vinyl tiles in corridors are in good condition.	$68,000
3.2.2	Wall materials and finishes.	2	1958, 1985 mod.	Clean and repaint concrete block walls in all classrooms, corridors, gymnasium and shelters.	$72,000
3.2.3	Ceiling materials and finishes.	3	1958, 1985 mod.	Replace all acoustic ceiling tiles in main floor lobby. Replace acoustic ceiling tiles in classrooms as needed - 15%. Replace acoustic panels in suspended ceiling in shelters as needed - 15% Replace acoustic gymnasium ceiling with more durable material such as MDF or wood panels.	$16,000

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.	3	1958, 1985 mod.	Corridor doors are original wood doors in wood frames - worn. Replace with solid core wood doors in steel frames, complete with handicapped-accessible hardware.	$48,000
3.2.5	Millwork	3	1958	Millwork typically consists of wood cabinets with wood or p-lam covered tops. Refinish cabinets and provide new p-lam tops.	$66,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1958	Patch and repaint existing wood blackboard frames.	$12,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1958	Gymnasium has retractable basketball hoops and climbing bars in good condition.	
3.2.8	Washroom materials and finishes.	2	1958	Quarry tile floors - clean Walls and ceilings have peeling paint - patch and repaint.	$22,000
Other		3		Architectural work to accommodate boiler replacement.	$50,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible - concrete floors, concrete frame, concrete block walls, exposed concrete block exterior, wood roof Non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	All	Corridor doors are steel in steel frames with wired glass, but with no magnetic hold-opens.	$8,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Corridor walls are concrete block	
3.3.4	Exiting distances and access to exits.	4	All	Exiting distances appear acceptable.	
3.3.5	Barrier-free access.	1	All	There is no handicapped access to the upper floor. Washrooms are not handicapped accessible. Provide one elevator and handicapped stalls on the main and upper floors. Reconfigure the basement washrooms to meet wheelchair access requirements.	$130,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Asbestos report datedMarch 18, 1999.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F. I.	1958	There is no view of the main lobby from the office. Provide a window and/or camera to allow surveillance.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$495,500

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 with hose reels or 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 50 mm 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 on domestic water service but not current on supply to fire hose system.	$4,000.00
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of the facility. Lines are insulated.	
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 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		Single low pressure boiler installed in 1958. Unit supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement.	$145,000.00
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).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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		School is all steam distribution and should be considered for replacement along with boiler. See Section 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Generally steam piping insulated throughout, condensate lines are not. See Section 4.4.1	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3		Unit ventilators have mixing sections throughout and are prone to problems related to fresh air operations as well as proper distribution in rooms. 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		Subject to some areas of discomfort due to unit ventilator performance and lack of any air in some areas. General office is good example. See 4.5.1	
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		Has no air supply system, depends on unit ventilators in classrooms and general areas. Gym has air system however location and design makes it too noisy to use for most functions.	$160,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Could be acceptable if unit ventilators actually maintain outside air minimum, however unlikely. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Design of unit ventilators would give 6 to 7 air changes. This is less likely now due to age of equipment. See 4.5.1	
4.5.4	Exhaust systems capacity and condition.	3		School has one central roof exhaust fan which exhausts classrooms, storage areas, and washrooms through common system. One group of washrooms has separate exhaust fan.	$30,000.00
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intakes is acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3		School has no ventilation controls. See 4.7.1	
4.5.8	Air filtration systems and filters.	4		Unit ventilators and Gym system have fiberglass filters.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Exhaust 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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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, no energy management, getting old. Major alarms are tied to off site monitoring.	$80,000.00
	Overall Mech Systems Condition & Estim. Costs				$419,000.00
				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).	2		Primary service is fed underground and is 115/230 volt, 1 phase, 3 wire, 400 amp. The service is very old and should be replaced - 42 years old.	$19,500
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Additional lighting is required because of safety.	$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Total of 34 stalls and 18 plug-ins. No additional plug-ins needed at this time.	
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).	4		The fire alarm system is in good condition. Tested annually.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1		There is no emergency lighting in hallways of classrooms. Additional lights for stairwells.	$4,500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1		Exit lights have no back-up power or directions on face of light.	$4,500
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.	3		No surge protection.	$1,500
5.3.2	Panels and wireways capacity and condition.	2		Panels are old and breakers are at point of unavailability, also at capacity.	$20,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		No emergency generator.	
5.3.4	General wiring devices and methods.	3		Switches and receptacles are old and worn out. Additional receptacles required.	$2,500
5.3.5	Motor controls.	3		Starters are old and are at their life expectancy.	$3,500
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		Illumination levels were taken. Some areas need upgrading. Gym + 30 ft/can, classrooms +50 ft/can, corridors +28 ft/can, administration +40 ft/can, boy's shelter +78 ft/can, and girl's shelter +85 ft/can. Cost in 5.4.2.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2		Due to the age of the building there is a possible of PCBs in fixture ballasts. New T8 lamps and electronic ballasts should be installed.	$83,000
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replace T12 lamps and ballasts with new T8 lamps and electronic ballasts. Replace old exit lights with new LED type. Cost in 5.4.2 and 5.2.3.	
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		Telephones and system are in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Public address system is old and unreliable.	$6,000
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling is category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Some areas need to be fastened in wireway.	$2,500
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		No cooling is required at this time.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		No dedicated circuits for hubs or computers.	$3,000
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		Not applicable.	
5.6.2	Intrusion alarms (if applicable).	4		Security system has motion detectors and is in good condition.	
5.6.3	Master clock system (if applicable).	3		Master clock system in school but some clocks are not keeping time.	$2,000
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		Not applicable.	
5.7.2	Condition of elevators/lifts.	N/A		Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$155,500
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	N/A		
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	12	Varies	1039.2	8	80	640	399.2	
7.2	Science Rooms/Labs	1	86.6	86.6	1	95	95	-8.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	70.6 55.7	126.3	1 2	130 90	310	-183.7	
7.4	Gymnasium (incl. gym storage)	1	285.6	285.6	1	250 25	275	10.6	
7.5	Library/Resource Areas	1	339.4	339.4	1		140	199.4	
7.6	Administration/Staff, Physical Education, Storage Areas			140.2			348	-207.8	
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)			1178.7			648	530.7	
	Overall Space Adequacy Assessment	17		3196	14		2456	740	

Evaluation Component/ Sub-Component	Additional Notes and Comments