

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Riverbend Elementary School			School Code:	9386	
Location:	65 Rivervalley Drive S.E., Calgary			Facility Code:	1677	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	400	
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	1995	1	3648.2	Load bearing concrete block walls with open web steel joists and steel roof deck, flat roof, and concrete block/clay brick exterior cladding.	Central hot water heating plant supplies heat to perimeter radiation and coils. Airhandling consisting of mixing section, filtration, preheat coil, DX cooling coil and wet cell provide ventilation and cooling for classrooms.	
Additions/ Expansions						
Sub Total			3648.2			

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1999	1	800	Wood frame supported on stacked timber foundation, flat roof, and horizontal/vertical metal siding.	HVAC system installed for portables are Pac III 90N with minimum of 400 CFM outdoor air. Systems operating satisfactorily.	These units added in 1998.
Total			4448.2			
List of Reports/ Supplementary Information	CBE asbestos data survey report, 1999.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Excellent large site works well. Nice playground located on SE corner of school building. Works well. Lots of stalls for staff and parents lot is also adjacent to community centre parking works very well. North entrance needs ramp and curb work. West entrance ok. SW entrance to portables needs ramp.	\$4,000.00
2	Building Exterior	Concrete slab on grade and concrete grade beams supported by concrete piles. Concrete slab has previously settled +- 3-4 inches at S.W. corner area of school. This has been rectified by pressure pumping concrete through slab to provide new subgrade support. Subsequent settlement has occurred after portables were added, resulting in a +- 1 inch settlement. Need to repump/support slab.	\$13,000.00
3	Building Interior	Accessible except washrooms not accessible with grab bars, sinks and adequate toilets for wheel chair use. Needs upgrade. Floor tile is severely surface pitted with varying size small depressions. Also tiles are showing a caustic disfigurement across middle of tiles as well as at the seams. Flooring in large areas has been replaced 3 times and the problem has not been resolved. Remove sealer/finish from VCT and use different floor finish.	\$65,000.00
4	Mechanical Systems	Heating ventilation, air conditioning, plumbing and fire protection systems are in good operating condition. No known problems.	\$0.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps. Upgrade security lighting. Install surge suppression on mains.	\$17,000.00
6	Portable Buildings	HVAC system installed for portables are Pac III 90N with minimum of 400 CFM outdoor air. Systems operating satisfactorily.	\$9,500.00
7	Space Adequacy:		
	7.1 Classrooms	52.27% surplus Additional portables recently added. Population of this school is high.	
	7.2 Science Rooms/Labs	-52.21% deficient Minimal science program.	
	7.3 Ancillary Areas	-42.10% deficient Minimal ancillary program.	
	7.4 Gymnasium	2.90% surplus	
	7.5 Library/Resource Areas	28.68% surplus Extensive library function to serve increased student population.	
	7.6 Administration/Staff Areas	-30.36% deficient Administration storage is a big deficiency and problem to staff.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	21.12% surplus Ample circulation and common area space.	
	Overall School Conditions & Estim. Costs	11.68% surplus over total area.	\$108,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Excellent large site works well.	
1.1.2	Outdoor athletic areas.	4	Large flat grassed areas for field sports baseball and soccer fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Nice playground located on SE corner of school building. Works well.	
1.1.4	Site landscaping.	4	Mostly grass with planting scattered throughout site and around school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	All in good condition .	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Excellent well drained site.	
1.1.7	Evidence of sub-soil problems.	4	None noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted or reported.	
Other				

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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	Access road from N side from Rivervalley Dr. lot located in NE corner of site.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt roadways in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Drop off on North side of school works well no problems.	
1.2.4	Fire vehicle access.	4	Good from alternate points.	
1.2.5	Signage.	4	Sign on building is of good scale and quite visible.	
Other				

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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	Lots of stalls for staff and parents lot is also adjacent to community centre parking works very well.	
1.3.2	Layout and safety of parking lots.	4	Works well with lots of room to navigate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Asphalt lot in excellent condition and very well drained.	
1.3.4	Layout and safety of sidewalks.	4	Well designed and of good proportion and tied to city sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete well drained.	
1.3.6	Curb cuts and ramps for barrier free access.	2	North entrance needs ramp and curb work. West entrance ok. SW entrance to portables needs ramp.	\$4,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$4,000.00

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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).	2		Concrete slab on grade and concrete grade beams supported by concrete piles. Concrete slab has previously settled +- 3-4 inches at S.W. corner area of school. This has been rectified by pressure pumping concrete through slab to provide new subgrade support. Subsequent settlement has occurred after portables were added, resulting in a +- 1 inch settlement. Need to repump/support slab.	\$13,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Load bearing concrete block in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Open web steel joists supporting steel deck. In good condition.	
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	<u>Description/Condition/Age</u>	
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.		Asphalt and gravel roof no leakage reported. No roofing report available on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Painted steel ladder and metal roof hatch in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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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).	4		Concrete block and clay brick capped with prepainted aluminum flashing, in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Prepainted aluminum entrance canopy fascia and soffits in good condition.	
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		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Overflow scuppers are notches in roof edge flashing. No connection to ground. Water simply overflows onto adjacent grass or planting beds. Appears to work alright.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems evident or reported.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Painted wood doors in pressed steel frames in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hardware, door swing control and closers in very good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in very good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Prepainted aluminum fixed and awning vent units complete with sealed double glazing in very good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches, hinges in very good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident or reported.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$13,000.00

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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).	4		Concrete block load bearing walls all in very good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade. Floors have sverely settled at S.W. corner of school. Refer also to 2.1.1.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Hardwood strip flooring in gym in very good condition. VCT at corridors, carpet in administration and all classrooms. Floor tile is severely surface pittred with varying size small depressions. Also tiles are showing a caustic disfigurement across middle of tiles as well as at the seams. Flooring in large areas has been replaced 3 times and the problem has not been resolved . Reports by CBE staff and private labs suggest that risng subsoil vapour is being trapped below VCT top applied sealer coating and is causing a reaction with the sealer. Remove sealer/finish from VCT and use different floor finish.	\$40,000.00
3.2.2	Wall materials and finishes.	4		Painted concrete block in very good condition.	
3.2.3	Ceiling materials and finishes.	4		Acoustic panels in suspended teebar, in good condition.	

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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.	4		Clear finish on birch doors in painted pressed steel frames. In very good condition.	
3.2.5	Millwork	4		Clear finish on birch plywood with plastic laminate counters in aluinm frames and chalkrails in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Whiteboards and vinyl faced tackboards in aluminum frames and chalkrails in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backstops/hoops in very good condition. Climbing wall aparatus in very good condition.	
3.2.8	Washroom materials and finishes.	4		Quarry tile floor and base. Painted concrete block walls and drywall ceiling. Ceramic tile surround to urinals. All in very good condition.	
Other	Gym stage closure	4		Vinyl faced folding wall in very good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p>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 required.</i></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		Bldg. Section	Description/Condition	
		4		Non combustible, sprinklered.	
		N/A			
		4		Adequate.	
		4		Adequate.	
		2		Accessible except washrooms not accessible with grab bars, sinks and adequate toilets for wheel chair use needs upgrade.	\$25,000.00
		4		CBE asbestos data survey report, 1999.	
		4		None reported or evident.	
	Overall Bldg Interior Condition & Estim Costs				\$65,000.00

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	1995	Catch basins provided.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bib and lawn irrigation system provided.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant and siamese connection installed.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Building sprinkler system provided.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire hand extinguisher complete with cabinet installed.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

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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		Domestic cold water system have adequate water volume and pressure and is connected to city water service.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers installed for domestic water service, sprinkler system, irrigation system and for equipment makeup water services.	
4.3.4	Piping and fittings.	4		Good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures in good condition. Fixtures provided are: wall hung urinal with flush valve, vitreous china lavatories for vanities and water closets with flush valve.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic water system satisfactory. JOHN WOOD JW 65-95NH with 85.0 MBH input and 63 gallon storage provided. Domestic hot water recirc. pump provided.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer connected to city system. Rain water leader and catch basins connected to city storm sewer system.	
Other					

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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		Heating system operating satisfactorily. Two TELEDYNE LAARS HH 1430 hot water boilers with 1,430.0 MBH input provided. Glycol system provided for preheat coils in air handlers.	
4.4.2	Heating controls (including use of current energy management technology).	4		DDC controls with energy management system installed.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air system operating satisfactorily.	
4.4.4	Treatment of water used in heating systems.	4		Filter and chemical treatment provided for hot water heating and glycol solution system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No problem.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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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 (i.e., diffusers, radiators).	4		Heating distribution and terminal units are satisfactory.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears to be satisfactory.	
4.4.10	Heat exchangers.	4		Plate type heat exchanger installed to convert hot water to glycol solution. Heating system operating satisfactorily.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Generally majority of areas are satisfied. Some office complaints regarding lack of fresh air.	
4.4.13	Zone/unit heaters and controls.	4		Fan coil units operated by electric thermostat.	
Other					

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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		TRANE air handling units Two TC-28 13,670 CFM with 30 tons cooling. Unit complete with mixing section, filters, heating coil, DX cooling coil, wet cell and supply fan. Gym unit TRANE TC-15 7,000 CFM with filter mixing section, heating coil.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Generally satisfactory.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears satisfactory.	
4.5.4	Exhaust systems capacity and condition.	4		Satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Satisfactory.	
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	
	<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		Refer to 4.7.1	
	4.5.8 Air filtration systems and filters.	4		Flat filters provided.	
	4.5.9 Humidification system and components.	4		Wet cells humidification provided.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Refer to 4.6.2	
	Other				

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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		Air cooled condensers installed for two roof air handling units.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Ductwork, reheat coils and terminal diffuser satisfactory.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Refer to 4.7.1	
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.	4		DDC system complete with energy management system provided.	
	Overall Mech Systems Condition & Estim. Costs				\$0.00

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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		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is adequate. Security lighting installed. Provide lighting control for portables.	\$1,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by time clock / temperature controller.	
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		Fire alarm system is a Simplex 4002 and is in good condition. System is tested annually as required by code. System is well maintained.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
Other					

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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	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most are not at capacity and have spare circuits available. Wireways are nearing capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Devices are generally in good condition. Most are adequate for intended use.	
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

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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		Interior lighting system consists of various fluorescent systems. Lighting levels are as follows: Classroom - 50fc ; Hallways - 35fc ; Gym - 65fc ; Offices - 40fc. Light fixtures are in good condition and serve intended purpose	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed.	\$2,500.00
Other					

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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		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Network servers are installed in closets in separate rooms. Installation is neat and clearly labeled.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Network server and computers in computer room are wired on dedicated circuits. All circuits in classrooms are also wired to dedicated circuits.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No master clock system installed	
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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$17,000.00

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>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Stacked timber foundation supported on grade (asphalt paving) and enclosed with plywood skirting. Crawl space is ventilated . Grade in this area is settling and portables are lower than adjacent corridor serving classrooms. Adjust level of portables	\$9,500.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt and gravel flat roof with internal drainage.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Horizontal and vertical prepainted metal siding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Prefinished aluminum with 2 vent units/classrooms. Complete with sealed double glazing at vents and fixed sections, and screens at vents. All in very good condition. Clear finish birch doors in pressed steel frames and sidelites.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	VCT throughout , All in very good condition. Painted drywall walls . Acoustic panels in suspended teebar.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish on birch plywood and plastic laminate tops with birch nosng, in very good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and vinyl faced tackboards in aluminum frames and chalkrails in very good condition.	
6.1.8	Heating system.	4	HVAC system installed for portables are Pac III 90N with minimum of 400 CFM outdoor air. Systems operating satisfactorily.	
6.1.9	Ventilation system.	4	HVAC system installed for portables are Pac III 90N with minimum of 400 CFM outdoor air. Systems operating satisfactorily.	
6.1.10	Electrical, communication and data network systems.	4	Portables are well maintained. Serving intended purpose.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire and smoke alarms, exit signs in place and adequate.	
6.1.12	Barrier-free access.	4	Access are ramps are located at one of two entrances (from exterior) and at one of two entrances back into core school.	
	Overall Portable Bldgs Condition & Estim Costs			\$9,500.00

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	20		1705.4	14	80	1120.0	585.4	
7.2	Science Rooms/Labs	1		90.8	2	95	190.0	-99.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		231.6	1 2	130 90	400.0	-168.4	
7.4	Gymnasium (incl. gym storage)	1		486.7	1	430 43	473.0	13.7	
7.5	Library/Resource Areas	1		283.1	1	220	220.0	63.1	
7.6	Administration/Staff, Physical Education, Storage Areas			355.85			511.0	-155.2	
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)			1294.75			1069.0	225.8	
	Overall Space Adequacy Assessment	26		4448.2	21		3983.0	465.2	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

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School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments