

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Rundle School			School Code:	9358	
Location:	Calgary - 4120 Rundlehorn Drive NE			Facility Code:	1564	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	K-6			School Capacity:	525 (total)	
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	1978	1	3,065.40	Masonry, brick cladding with horizontal metal siding on upper 5'. Panel board soffits. Flat roof of unknown construction.	2 hot water boilers. Perimeter radiation.	
Additions/ Expansions						
Total (excluding Portables)			3,065.40			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)

School Facility Evaluation Project
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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1961	1	83.50	Portable. Vertical metal siding, aluminum windows, flat roofs of unknown construction except 2 with slopes.	Self-contained heating/ventilating units	Note: Two portables were on this site prior to construction of the original building. Two older portables have been recently attached to the building. May or may not be the two originals.
	1967	1	83.50	Portable	As above	
	1979	8 @ 1	780.00	Portable	As above	
Total (including Portables)			4,012.40			
List of Reports/ Supplementary Information	Asbestos Materials Survey - no asbestos found, report reviewed.					
	Fire Safety Inspection (February 2000) - attached.					
	Mini Plans (December 1999) - attached					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Good. Wooden play structures require replacement over next few years.	\$83,000.00
2	Building Exterior	In good condition.	\$0.00
3	Building Interior	Good. Original materials and finishes still maintainable.	\$30,200.00
4	Mechanical Systems	Generally good. Systems work well.	\$5,000.00
5	Electrical Systems	Provide FA - strobes, upgrade emergency lighting and exit signs. Replace panels, provide new circuits, power and data outlets. Retrofit interior lighting.	\$173,000.00
6	Portable Buildings	Beginning to show signs of age. Recent carpet in some classrooms.	\$10,700.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 330.90 (Former science, lunchroom & ancillary rooms used as classrooms.)	
	7.2 Science Rooms/Labs	Deficiency (285.00) (Original science room not used, converted to classroom.)	
	7.3 Ancillary Areas	Deficiency (222.6) (see above)	
	7.4 Gymnasium	Surplus 10.20	
	7.5 Library/Resource Areas	Surplus 5.10	
	7.6 Administration/Staff Areas	Deficiency (146.7)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 132.50	
	Overall School Conditions & Estimated Costs		\$301,900.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good size, adjacent to a dry pond on city property. Safety concerns expressed by staff over the use of the dry pond by the students and the possibility of the pond flooding while the students are playing.	
1.1.2	Outdoor athletic areas.	4	Playing fields are in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Two creative wooden structures beginning to splinter - replace with one good sized newer structure.	\$ 75,000.00
1.1.4	Site landscaping.	3	Vegetation in good shape. Mix of conifers and shrubs. Provide hard surface where students shortcutting across grass at main stair entry to property (see photos).	\$ 1,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Repaint metal rail at front entry.	\$ 500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage.	
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.			
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 entrance to parking lot away from main pedestrian entrance.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	N/A		
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	No buses. Parent drop-off on roadway in front of main entrance.	
	1.2.4 Fire vehicle access.	4	Access to all sides.	
	1.2.5 Signage.	3	School sign difficult to read from roadway due to similar dark brown color of metal siding. No signage for drop-off or parking entrance. No visitor parking signage - add larger signage with contrasting color.	\$ 2,000.00
	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	Thirty-two stalls. No dedicated handicapped stall or visitor parking. Parking on roadway. Eight additional stalls requested for staff - add asphalt stalls.	\$ 4,000.00
	1.3.2 Layout and safety of parking lots.	4	Good.	
	1.3.3 Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. Good drainage.	
	1.3.4 Layout and safety of sidewalks.	4	Some concrete panels have lifted a bit on west side otherwise in good condition.	
	1.3.5 Surfacing and drainage of sidewalks (note type of material).	4	Concrete - good drainage.	
	1.3.6 Curb cuts and ramps for barrier free access.	4	Single storey with sloped sidewalk to main entrance.	
	Other			
	Overall Site Conditions & Estimated Costs			\$ 83,000.00

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		No evident problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evident problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No evident problems.	
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		Roofing patched on main building last year. Leakage occurring on portables and still at some areas in main building. Immediate remedial action necessary (cost of EPDM roof over main school \$172,000.00).	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear in good condition from grade.	
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
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, efflorescence, water stains).	4		No sign of problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal fascia and panelboard soffit 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		No evidence of infiltration or ice build up.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No sign of problems.	
Other					
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).	4		Doors in good condition, hardware operable.	

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Accessories in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	No code concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum windows in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Interior blinds operable.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No sign of condensation.	
Other				
Overall Bldg Exterior Condition & Estimated Costs				\$0.00

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		No problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No problems evident.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Vinyl tile in good condition. Some areas of carpet are pathed but maintainable. Replace carpet in Kindergarten and Music Room and specific classrooms over next 3-5 years. Recent carpet in administration and library.	\$ 26,000.00
3.2.2	Wall materials and finishes.	4		Block and GWB walls in good condition, as with painting. Wall between library and adjacent classrooms and Kindergarten spaces vinyl wall panels. Vinyl wall panels in Workroom are ugly but in good condition.	
3.2.3	Ceiling materials and finishes.	3		Minor water damage, otherwise acoustic suspended ceiling tiles in good condition. Replace water damaged tiles.	\$ 1,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4		Solid wood doors with metal frames. Paint and kickplates in good condition.	
3.2.5	Millwork	3		Some classroom millwork (also Music Room and Library) millwork requires relamination. Counters typically in 8' sections. Recent millwork in staff kitchen.	\$ 3,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Adequate writing and tackboards in good shape.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Equipment in good shape.	
3.2.8	Washroom materials and finishes.	3		Ceramic mosaic floor tile maintainable. Walls and ceiling fixtures in good condition. Partitions slightly dented but otherwise in good condition. Boys and girls change rooms are used as storage. Add signage for washrooms at west wing.	\$ 200.00
Other					
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	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Appears non-combustible. Non-sprinklered throughout, except stage.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	Appear adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Masonry corridor walls and solid wood doors.	
3.3.4	Exiting distances and access to exits.	4	Appear adequate.	
3.3.5	Barrier-free access.	4	Single level access throughout except to portables on east side. Handicapped washrooms available for both boys and girls.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	Asbestos survey in use, however no asbestos detected in school.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	No other concerns mentioned.	
Other				
Overall Bldg Interior Condition & Estimated Costs				\$ 30,200.00

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		Catch basin in parking lot to city storm drainage, field drainage surface to city.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibbs c/w vacuum breakers.	
	4.1.3 Outside storage tanks.	N/A		None.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		No siamese, hydrant within 90 meters.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinklers on stage only c/w backflow preventer.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers throughout.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None noted.	
	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		4 inch water service, reduces to 2 inch to service the building.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow prevention in place.	
4.3.4	Piping and fittings.	4		Cast iron sanitary and storm, copper dwv, copper water lines.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valve wc's, remote mounted flush tank urinals, enamel cast iron basins - fixtures in reasonable condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		State Turbo Sandblaster SET-75 ((270,000 btuh). Grundfoss domestic recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Storm and sanitary to City of Calgary - no sumps.	
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 Bryan CL 180 hot water boilers (1,620,000 btuh each)	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls, Barber Coleman and devices, compressor is complete with air dryer and appears to be in reasonable working condition. No BMS.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air - chimney and breeching not insulated, good condition.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn water treatment in place, chemical pot feeder and bypass filter.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety controls in place.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filter.	
4.4.7	Heating humidification systems and components.	N/A		None.	

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		Perimeter radiation, supply and return ductwork to classrooms.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping is insulated, ductwork insulated or internally lined.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Classrooms adjacent to the portables are warm - suggest air balance to check flows. Store room across from girls washroom is used as an office - only exhaust ductwork installed - occupant maybe more comfortable is supply air is added.	\$ 5,000.00
4.4.13	Zone/unit heaters and controls.	4		Unit heater in mechanical room, cabinet unit heaters in entrances.	
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		AHU - 1 for gymnasium Trane Climate-changer (25LP VFBVU) c/w dx coil, 2 reheat coiled on supply ductwork. AHU - 2 for balance of school Trane Climate-changer (31coil SECT) - dx coil, humidifier section and heating coil. Capacity unknown. Return fan Chicago Blower SQA size 36.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Approximately 10 cfm per occupant	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Approximately 6 air changes per hour	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans - good condition - capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		None.	
Other					
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	See 4.4.2	
4.5.8	Air filtration systems and filters.	4	Low efficiency.	
4.5.9	Humidification system and components.	4	Spray humidifiers in AHU.	
4.5.10	Heat exchangers.	N/A	None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Ductwork, dampers and motors in reasonable working condition.	
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		2 Trane condensing units on the roof (RAUA 4006-RB and RAUA 3006 MC).	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		See 4.5.11	
	4.6.3 Cooling system controls (including use of current energy management technology).	4		See 4.4.2	
	4.6.4 Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
	4.7.1 Building wide/system wide control systems and/or energy management systems.	N/A		None.	
Overall Mech Systems Condition & Estim. Costs					\$ 5,000.00

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 service from padmounted transformer. Main breaker and CDP AMP rating not legible, estimated 1000A, 208/120V, 3 phase Westinghouse, space for additional breakers available. In good condition	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall packs on perimeter and pole. Control by Photocell. In good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		14 duplex outlets on steel bollards, in good condition. No control.	
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	Edwards 2280 zoned, supervised system. Bells - no strobes, provide strobes.	\$4,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Battery packs - batteries are wear -aged. Replace units and replace heads with MQ. Upgrade the system.	\$5,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs incandescent in good condition.	\$3,000.00
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.	4	All	Surge protection at power outlet to computer hub in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Majority of panels are in good condition, however with minimum space for expansion. Panels, 42 circuits need to be replaced with 60 circuits for expansion.	\$45,000.00
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	All	2 duplex general receptacles per classroom are typical. Classrooms need additional outlets. Majority concealed, partly surface, good condition. Staff room needs one additional outlet circuit.	\$20,000.00
5.3.5	Motor controls.	4	All	Loose starters - good condition.	
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).	4	All	Classrooms, office area, corridors, washrooms - 2 x 4 in T bar ceiling. Gym - High bay HID. Utility areas - strips. Luminaires are complete with magnetic ballasts and T-12, F40/30W lamps. Luminaires are clean, and lighting levels are adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaires possibly contain PCBs in ballast due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade lighting system - replace all magnetic ballasts with electronics and T-12 lamps with T-8.	\$80,000.00
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	All	Telephone switch is NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA - Bogen MCP35A. System operates also via phone. The system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Part concealed, part surface/secured. Typical classrooms are complete with 1, 4-plex data outlet. Good condition, however additional data outlets are required..	\$16,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Patch blocks on wall in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs in good condition.	
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		No surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Silent Knight with motion sensors in good condition.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 6100 in good condition.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		No elevator.	
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 & Estimated Costs					\$173,000.00

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>		10 units	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	1	Large wall cracks between most Northern portable corridor and block of relocatables (wind carrying through) - add expansion joint and caulk.	\$3,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	FI	Recent roofing (last four years) on two portables, leakage occurring in spot areas: water stains on corridor glue on tile ceiling. (Estimate for EPDM \$53,000).	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding in good condition. See 6.1.1 regarding exterior wall cracks.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Aluminum vinyl windows in good condition (only one seal detached - replace). Doors OK, hardware OK. Allow for balance.	\$200.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Recent carpet in most of the portables. Replace/reattach specific baseboards. Wood paneled walls in good condition. Wall damage in one area - repair, add corner guard.	\$5,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Shelving old but in good shape. Relaminate specific counters.	\$1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate white/blackboards.	
6.1.8	Heating system.	4	Self contained units, 4 are newer, 5 are original, all appear to be in reasonable working condition.	
6.1.9	Ventilation system.	4	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	Lighting 1 x 4 surface with down lense in good condition two panels 30 circuits in good condition. Two obsolete panels should be replaced No data outlets in portables - wire to central hub. Provide additional data and power outlets. Cost estimate included in main building.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns mentioned.	
6.1.12	Barrier-free access.	2	Access provide to all classrooms except eastern most attached single portable ramp too steep - modify.	\$1,000.00
	Overall Portable Bldgs Condition & Estimated Costs			\$10,700.00

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 m ²	Total Area m ²		
7.1	Classrooms	10	9@75.4- 123.8	810.9	6	6@80	480	330.90	Does not include 10 portables.
7.2	Science Rooms/Labs	0	0	0	3	95	285	(285.00)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	1@91.0 1@86.4	177.4	1 3	1@130 3@90	400	(222.60)	
7.4	Gymnasium (incl. gym storage)	1	1@12.4 1@45.6 1@425.2	483.2	1	430 43	473	10.20	
7.5	Library/Resource Areas	1	2@16.2-22.3 1@196.6	235.1	1	230	230	5.10	
7.6	Administration/Staff, Physical Education, Storage Areas		13@5.5-17.7 4@18.9-34.2 1@96.6	345.3		357 70 65	492	(146.70)	
7.7	CTS Areas								
	7.7.1 Business Education								N/A
	7.7.2 Home Economics								N/A
	7.7.3 Industrial Arts								N/A
	7.7.4 Other CTS Programs								N/A
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1013.5			881	132.50	
	Overall Space Adequacy Assessment	14		3065.4	15		3241	(175.60)	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Mini Plans	Update plans to include two additional portables (attached) and room designation changes.
Section 7	Boys and girls dressing rooms are no longer used as such (typical in all elementary schools visited). Typically used as storage; shower fixtures could be removed, and areas renovated to provide more usable space.