

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:		Sherwood Community School			School Code:		9328
Location:		Calgary - 2011 - 66th Avenue SE			Facility Code:		1615
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary School District #19			Contact Person:		Leanne Soligo
					Telephone:		214-1123
Grades:		5-9			School Capacity:		780 (total) 460 currently
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		1956	1 + partial bsmt	2,148.40	Frame, stucco, brick & wood siding (lower 4'), painted wood panels. Wood window frames. Flat roof of unknown construction.	Boilers with heat exchangers.	
Additions/ Expansions		1958	2	2,680.50	As above	as above	
		1965	1	1,147.40		Boiler with standby pump and swamp cooler.	
		1980	1	2,229.50		as above	
Total (excluding Portables)				8,205.80			
						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
Part IV - Additional Notes and Comments

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
Upgrading/ Modernization (identify whether minor or major)	1998	1		Library finishes modernization - millwork carpet upgraded		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				None on Site		
Total (including Portables)			8,205.80			
List of Reports/ Supplementary Information	Asbestos Material Survey (March, 1999) - see appendix					
	Fire Safety Inspection (March, 2000) - see appendix					
	Mini Plans (not updated)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Relatively flat large site contiguous with site for school next door. Reseeding playfields and some landscaping needed as well as paving work.	\$37,900.00
2	Building Exterior	Exterior stucco is deteriorated - replace. Windows are deteriorating and sills are rotting out. Windows probably contain lead paint. Replace	\$436,500.00
3	Building Interior	Major interior upgrade required to replace original aging finishes. Review for asbestos abatement. Replace lockers, toilet partitions. Thorough and comprehensive code review is required - beyond scope of this study.	\$770,800.00
4	Mechanical Systems	Add booster pumps. Replace washroom fixtures. Add ventilation to computer room.	\$51,500.00
5	Electrical Systems	Provide FA strobes, retrofit exit signs, replace panels. Provide additional circuits, power and data outlets. Retrofit lighting with electronic ballasts and T8 lamps.	\$390,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 205.5 m2 (Includes closed classrooms.)	
	7.2 Science Rooms/Labs	Deficiency of 135 m2	
	7.3 Ancillary Areas	Deficiency of 261.5 m2	
	7.4 Gymnasium	Surplus of 28.3 m2 (Stage used as weight room.)	
	7.5 Library/Resource Areas	Surplus of 112.4 m2	
	7.6 Administration/Staff Areas	Surplus of 23.2 m2 (Basement storage included.)	
	7.7 CTS Areas	Deficiency of 111.4 m2 (Half of Home Ec room closed due to room conditions.)	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 1533.3 m2 (Lunch, kitchen and common areas included.)	
	Overall School Conditions & Estimated Costs		\$1,686,700.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	12 acres shared with Banting and Best elementary adjacent and community Centre. Relatively flat site.	
1.1.2	Outdoor athletic areas.	3	Aerate, topdress and reseed fields after filling gopher holes (2 fields). Broad jump pits rebuilt 3 years ago.	\$6,400.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No creative play areas.	
1.1.4	Site landscaping.	3	Sparse landscaping. Add some trees at perimeter. No landscaping in front - removed due to poor condition (lack of maintenance). Add some shrubbery at front entry.	\$10,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Paint all.	\$10,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage from building.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	4		
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicular entrance to parking lot entry. Lot shared with school next door. Pedestrian access good.	
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	Off-site drop-off in front of school.	
1.2.4	Fire vehicle access.	4	Fronts two main roadways, a parking lot and a play area.	
1.2.5	Signage.	4		
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	Adequate. Ample visitor parking on roadway. No designated barrier-free stall.	
1.3.2	Layout and safety of parking lots.	4	Fenced in parking lot.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt parking lot. Surface in poor condition. Re-asphalt.	\$8,000.00
1.3.4	Layout and safety of sidewalks.	3	Repair cracked and displaced concrete.	\$2,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete in poor condition. Replace/repair as required.	\$1,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Main floor at grade. Curb cuts provided.	
Other				
	Overall Site Conditions & Estimated Costs			\$37,900.00

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 sign of problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1957	Minor settlement cracks in terrazzo vestibules.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	Majority of flooring original linoleum - replace. Replace existing carpet, including all flooring at Administration area and Guidance area.	\$131,000.00
		3	1980	Gymnasium wood floor refinished seven years ago but is not in good condition - refinish (well used by community).	\$20,000.00
3.2.2	Wall materials and finishes.	2		Remove vinyl wall coverings throughout and repaint those areas. Extensive painting required throughout school.	\$98,000.00
3.2.3	Ceiling materials and finishes.	2	All	Replace all ceiling tiles throughout the building - original glue-on tiles are damages and discoloured. Remove and replace asbestos texture coat in specific areas. (Cost of asbestos abatement not included in estimate.) Replace ceilings in corridors with higher ceilings if possible (students can easily jump up and damage ceilings).	\$135,000.00

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.	2	1980	Refinish and paint interior doors (See 3.2.2 for costs) Hardware in acceptable condition.	
3.2.5	Millwork	2		Allow for 50% new millwork throughout and refurbishment of remaining millwork which is suitable for intended use (repainting or refinishing, relaminating surfaces).	\$150,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All	Poor signage on interior doors - add. Add whiteboards at classrooms. Replace pitted blackboards in old wing.	\$50,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).				
		3	1980	Remove old curtains in library - replace with blinds (see 2.4.5 for costs)	\$800.00
3.2.8	Washroom materials and finishes.	2		Repaint (see 3.2.2) Replace all partitions and accessories in washrooms. Quarry tile floors in reasonable condition.	\$26,000.00
Other		2	All	Old lockers rusty and damaged - replace for 350 students. Remove tote boxes in Change rooms. (not used)	\$50,000.00
Other		3	1980	Gymnasium floor suffering from continuous movement of seating in and out of the gym (major community usage) - add roll-out bleachers (60-120 persons).	\$10,000.00

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> 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		F.I.		Appears a mix of combustible and non-combustible. Non-sprinklered. Requires thorough review.	
		F.I.	1957	Two sets of double doors, acting as fire separation, not to code - add closers. (\$400.00) Review all fire separations.	
		F.I.		Review throughout. Add firestopping at foyer (30' metal deck) where it is missing (\$1000).	
		F.I.		Music practice rooms located in basement underneath Music Room. No second exit from this area that was never intended for student use. Discontinue use until adequate review has been made. Review exiting distances and access to exit everywhere in school.	
		1		Main floor accessible directly from grade. Second floor requires elevator. Add orthopedic washrooms (2).	\$90,000.00
		FI		Asbestos Material Survey in use. Extensive use of asbestos materials throughout older areas of school. Assume asbestos abatement required when any renovations are made.	
		F.I.		Music Room is far too small for its intended use and noise levels are extremely high in close proximity to the teacher and students. Needs review to determine if decibel levels are safe. (See additional comments - Section 8)	
		1	1980	Add emergency shut-off's for Industrial Arts wood/metal equipment.	\$10,000.00
Overall Bldg Interior Condition & Estimated Costs					\$770,800.00

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	All	No indication of problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No indication of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No indication of 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	All	Numerous areas throughout the school show signs of water leakage on the ceiling. Further investigation of the roof is urgently required (may be original roof). [Estimated cost of repairs with EPDM: \$386,000.00]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1980	Add 12' length of downspout to scupper off library roof.	\$500.00
2.2.3	Control of ice and snow falling from roof.	N/A	All	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1980	Band of sloped skylights above general office area require permanent blinds. Due to slope "temporary" venetian blinds droop and collect dust. Aluminum skylights appear to be in good condition.	\$23,500.00
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).	3	All	Stucco is cracking & peeling. Replace	\$90,000.00
		3	1980	1980 - Southwest corner of gymnasium has exposed rigid insulation that is damaged - repair, add parging board. For costs, see above.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1959	Wood fascia requires repainting (paint peeling)	\$5,000.00
		FI	1957	Staining evident on soffit/wall at regular intervals - could be framing of building showing through (air/vapour problems). Review before upgrade of exterior. (See 2.3.3 for costs.)	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2		Evidence of staining on interior north wall of Home Economics. Room 137 currently closed. Staining and complaints of excessive cold temperatures in this area suggests lack of air/vapour barrier and insulation. Review before any upgrades & perform remedial work as required.	\$5,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage except one scupper at Library roof which requires downspout. (See 2.2.2.) Downspout drains to asphalt.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Generally no signs of issues (see 2.3.3 above for noted problem).	
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).	2	All	Paint exterior doors. Replace/add weatherseals as required. Realign specific doors that do not close properly.	\$6,000.00

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).	2	All	Add closer at gymnasium exterior exit. Replace kickplates on all exterior doors.	\$4,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	See 2.4.2.		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1957/ 1959 1966/ 1980	Single pane, double unit wood windows on older portions of school. Some window sills rotting - replace and paint frames. Replace windows. Allow for disposal of lead contaminated material. Aluminum windows leak and are showing signs of age. Seals are damaged or missing. Replace	\$300,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1957/ 1959/ 1966	Replace all blinds (existing are worn, difficult to use, and ugly).	\$2,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of heavy condensation.		
Other					
Overall Bldg Exterior Condition & Estimated Costs					\$436,500.00

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		Parking lot catch basin, field drainage surface to City of Calgary	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hosebibs with vacuum breakers	
4.1.3	Outside storage tanks.	n/a		No known tanks	
Other					
4.2 Fire Suppression Systems			Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Hydrant within 90 metres. Siamese connection on north side of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		FHC located throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable hand extinguisher located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a		None	
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		6" main, 4" fire service, 2 1/2" domestic water from City of Calgary	
4.3.2	Water treatment system(s).	n/a		No water treatment	
4.3.3	Pumps and valves (including backflow prevention valves).	1		Some backflow prevention in place, fire standpipe has not been done. No domestic booster pumps.	\$6,500.00
4.3.4	Piping and fittings.	4		Water copper piping - solder joints may contain lead. Sanitary - cast iron and copper DWV. Storm - cast iron	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Flush valve w.c.'s, flush tank urinals, wall mounted cast iron enamel lavs with separate spigots. Washroom fixtures in the 1957 wing are showing signs of age.	\$25,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two 40 gallon hot water heaters located in the 1980 mechanical room. These tanks are newer.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Both sanitary and Storm drainage to City of Calgary. Sump in boiler room for floor drains.	
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		1957 wing - 1 Liberty steam boiler (1040 sq ft. heating surface) complete with two steam, to water heat exchangers and duty/standby pumps. 1966 wing - hot water boiler with duty standby pumps.	
	4.4.2 Heating controls (including use of current energy management technology).	4		Pneumatic control through out on all systems. 1957 wing - compressor c/w air dryer in working order. 1966 wing - compressor with air dryer in working order.	
	4.4.3 Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air in both boiler rooms.	
	4.4.4 Treatment of water used in heating systems.	4		Dearborn chemical treatment throughout. Chemical pot feeders on the water heating systems.	
	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 on all the heating water systems.	
	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		1957 wing - steam shelvaduct units with exhaust air at high level. 1959 wing - water shelvaduct units with exhaust air at high level. 1966 - wing perimeter radiation with supply and return ductwork.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping and ductwork insulated.	
4.4.10	Heat exchangers.	4		Two water to steam heat exchangers for the 1959 addition.	
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		Computer room 116, office area in library are warm - additional ventilation required.	\$ 20,000.00
4.4.13	Zone/unit heaters and controls.	4		Cabinet unit heaters at the entrances. Unit heaters in the service areas.	
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		1966 wing - swamp cooler in plenum room o/a mixed air and return air. 1957 wing - exhaust fan in basement. I.A. self contained Eng A gas fired unit on roof. Two Eng A units c/w dx air conditioning. Reheat coil and o/a, mixed air sections on roof of central core.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outdoor air ductwork, dampers and plenums in working condition - unknown quantities of CFM per occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Supply and return ductwork throughout the building - good condition - unknown air changes	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust fans located throughout, capacity unknown	
4.5.5	Separation of out flow from air intakes.	4		No known or reported problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Dark room exhaust fan, Shop dust collector, kiln, small hood in kitchen next to old gym, paint hood exhaust, science room exhaust and chemical storage cabinet.	
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 filters	
4.5.9	Humidification system and components.	4	Swamp coolers in 1966 wing fan room used for humidification in the winter.	
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, diffusers all appear in working order.	
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		see 4.5.1	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		as per ventilation section	
	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					\$51,500.00

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 CDP 1200A, 208/120V 3 phase, installed approximately 1981. In good condition with space for expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Wall mounted luminaries over entry and at parking lot. In good condition, controlled by photocell.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		12 duplex receptacles on bollards in good condition.	
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	Edward 6500 - zoned system in good condition, no smoke detectors in stairwells, bells, no strobes. Upgrade the system.	\$6,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Selected fluorescent luminaries are connected to emergency power generator and in good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Incandescent exit signs in proper location. Recommended action: Retrofit with LED kits.	\$5,000.00
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.	N/A		No surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are a mixture of obsolete and contemporary types and models. About 60% of panels are full with no space for expansion. Panels need replacement.	\$60,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	21, 5 kW, 208/120V in good condition.	
5.3.4	General wiring devices and methods.	3	All	Majority concealed, partly surface in conduit. Typical 2 duplex receptacles per classroom. Classrooms need additional outlets.	\$55,000.00
5.3.5	Motor controls.	4	All	Loose starters in 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	1981	Fluorescent luminaries: 1 X 4, 2 X 4, in T-Bar ceiling, suspended indirect and wall mounted cube type.	
			1957	Classrooms - suspended with louvers, 1 X 4 down lenses. Gym - strips with wireguards. All fluorescent luminaries are complete with magnetic ballasts and T-12 F40/34 lamps. Lighting levels adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent luminaries 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.	\$220,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Telephone switch is Norstar Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA system - Sonny rack with tuner, cassette player and amplifier. The system operates via phone and is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat 5 - distribution exists only in a few classrooms. The system needs expansion.	\$44,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Installation partially in conduit, partially loose cables secured.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Hubs are on dedicated circuits.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		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	Lathem LTR6-384 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				\$390,000.00

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>		No portables	
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 & Estimated Costs			\$0.00

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	Total Area		
7.1	Classrooms	17	76.1 - 81.8	1314.5	19	80	1520	-205.5	Includes closed classrooms
7.2	Science Rooms/Labs	3	104.2- 113	345	4	120	480	-135	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	81 - 102	268.5	2 3	130 90	530	-261.5	
7.4	Gymnasium (incl. gym storage)	1	765 42.5 - 62.5	925.3	1	815 82	897	28.3	Stage used as weight room.
7.5	Library/Resource Areas	1	410 42.4	452.4	1	340	340	112.4	
7.6	Administration/Staff, Physical Education, Storage Areas			794.2		476 160 144	771	23.2	Basement storage included.
7.7	CTS Areas								
	7.7.1 Business Education	1	76.6	76.6	3	115	345	-268.4	
	7.7.2 Home Economics	1	150	150	1	160	160	-10	Half of Home Ec room closed due to room conditions
	7.7.3 Industrial Arts	1	414	414	1	280	280	134	
	7.7.4 Other CTS Programs	1	102 46	148	1	115	115	33	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3317.3			1784	1533.3	Lunch, kitchen and common areas included.
	Overall Space Adequacy Assessment	29		8205.8	36		7222	983.8	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Mini Plans	Update plans to reflect usage changes and plan changes to the administration area, basement practice rooms & computer lab.
Section 7	The area of the music room needs to be re-evaluated. This seems to be a very popular program that is crammed into a very small space. The noise levels in this room are excessive. Acoustical treatment may not help - students and the teacher are very, very close to each other. The school would like to expand this room into the adjacent Home Economics space.
Section 3.3	The music practice rooms are located in a basement space directly beneath the music room. The space has minimal acoustic treatment of an ad hoc nature. There is no second exit from this area (except on old, remaining coal chute out of the storage room at the far end of the dead-end hall) and students should not be working in this area. Any major upgrade should find an appropriate location for these rooms on the main floor and provide adequate acoustical treatment.
Section 3.2	The Home Economics area is in sad need of refurbishment. Not only are finishes and millwork outdated and worn but the furnishings are an ill-suited assortment of pieces that have been salvaged from elsewhere in the system. Completely uninspiring!