

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	Silver Springs Elementary				School Code:	9256
Location:	Calgary - 7235 Silvermead Road NW				Facility Code:	1505
Region:	South				Superintendent:	Dr. Donna Michaels
Jurisdiction:	Calgary School District #19				Contact Person:	Leanne Soligo
					Telephone:	214-1123
Grades:	k-6				School Capacity:	475 (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	1976	1	2,683.60	Masonry, with brick cladding and horizontal metal siding. Stucco band and soffit. Flat roof of unknown construction.	Hot water perimeter radiating and constant volume ventilation	
Additions/ Expansions						
Total (excluding Portables)			2,683.60			
					Evaluator's Name:	Anne Underwood, Graham Edmunds
					& Company:	Alastair Muir, Graham Edmunds
						Mark Yunker, Wiebe Forest (Mech.)
						Milan Gerza, Wiebe Forest (Elec.)
Upgrading/ Modernization (identify whether minor or major)	1991	1	97.00	Interior renovation.		Former lunch/study open area enclosed for classroom use (ECS).

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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
	1997	1	44.20	Interior renovation.		Former girl's dressing room (not used) renovated to serve as a conference room.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1975	1	821.80	Frame construction. Vertical metal siding with horizontal band (4') of metal siding at fascia. Wood soffits. Flat roofs - unknown construction.	Self-contained heating ventilating units.	Includes boys' and girls' washrooms and janitorial room.
Total (including Portables)			3,505.40			
List of Reports/ Supplementary Information	Asbestos Material Survey (March, 1999) - see attached					
	Fire Safety Inspection - no hazards reported.					
	Mini Plans (February, 1999) - require updating, see attached					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Remedial work required for playfields. Old wooden play structure to be replaced.	\$73,750.00
2	Building Exterior	Generally good condition. Conflicting reports over extent of new roofing. Further investigation required (estimated cost of new roof for entire school: \$150,000).	\$8,500.00
3	Building Interior	Generally good condition. Poor carpet installation needs immediate remedial work.	\$46,000.00
4	Mechanical Systems	Equipment condition is generally fair to good. Some rusting on humidifier section of AHU. Copy room was warm at the time of site visit - it is unknown if this room overheats. Refurbish & clean AHU.	\$15,000.00
5	Electrical Systems	Provide cleaning and maintenance for exterior lighting and car-heater receptacles. Provide new fire alarm system. Upgrade emergency lighting and exit signs. Replace panels, provide new circuits, power and data outlets. Retrofit and upgrade interior lighting	\$233,000.00
6	Portable Buildings	Very poor condition. Mice infestation a possible health hazard. All finishes in poor condition due to long usage. "Ad hoc" exposed piping in corridors unattractive, exposed dark brick finish at interior is gloomy.	\$134,500.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 170 m ² . (Does not include portables.)	
	7.2 Science Rooms/Labs	Deficiency (285.00) (Former science room of 107.8 used as a classroom).	
	7.3 Ancillary Areas	Deficiency of (396.30 m ² .)	
	7.4 Gymnasium	Surplus of 6.5 m ²	
	7.5 Library/Resource Areas	Surplus of 5.9 m ²	
	7.6 Administration/Staff Areas	Deficiency of (98.40)	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 310.40 (Partly due to the change rooms and washrooms - school originally planned as a Jr.High)	
	Overall School Conditions & Estimated Costs		\$510,750.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site sits on hill overlooking grassed area. Large site with room for expansion.	
1.1.2	Outdoor athletic areas.	3	Good condition generally. Aeration, top-dressing and reseeding will be required.	\$7,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Large wood creative structures showing signs of age. Replace.	\$60,000.00
1.1.4	Site landscaping.	3	Mature deciduous trees at edge of playfields. Resod 400 square feet area (on slope). (Reseedings typically ineffectual on slopes).	\$750.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Fencing good. Repaint flagpole, parking plug-in upstands and bike racks.	\$3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage. West side of building drains toward graveled area beside gymnasium - some ponding, but no signs of problems.	
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No obvious issues.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Main pedestrian access from Silvermead Road. Vehicular access to parking lot has changed, see 1.3.1 and 1.3.3.	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
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	Drop-off is off site on adjacent roadway.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	4	School name clearly visible from roadway.	
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	25 stalls. No dedicated visitor stalls - visitors parking on roadway. Dedicated barrier free stall at former parking lot entry (now closed by three bollards).	
1.3.2	Layout and safety of parking lots.	4	Safety of lot has been improved due to relocating parking lot entry away from main pedestrian entry.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt lot drains well. Resurface within 3-5years. Pave new gravel/mud entry to lot and provide curb cut for access.	\$2,500.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Asphalt and concrete walks around building perimeter. Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut at main entry sidewalk provides barrier free access. Single level, no ramps needed.	
Other				
	Overall Site Conditions & Estimated Costs			\$73,750.00

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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).	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					

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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	Both	No roofing reports available. Repair of existing roof has been completed within the last three years. Conflicting reports as to whether a completely new roof was installed. If roof replaced with EPDM roof, the estimated cost is \$150,000.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Accessories appear in good condition.	
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. School administration would like to see light scopes installed to bring natural light to interior classrooms. Coordinate with any roofing projects.	
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, efflorescence, water stains).	4		No sign of problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Horizontal metal fascia in good condition. Stucco 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 envelope failure.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal drainage and exterior drainage directly to embedded pipe.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems evident.	
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).	3		Doors in generally good condition. Repaint all exterior doors.	\$3,000.00

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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).	3	Adjust/replace weather seals as required. Replace kicker plates as required. Minor amount of work.	\$500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	No obvious concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Dark anodized aluminum windows with internal blinds are in good condition. Provide for review/recaulking of exterior caulking for all units.	\$5,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	No sign of problems.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No sign of problems.	
Other				
Overall Bldg Exterior Condition & Estimated Costs				\$8,500.00

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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		No deterioration apparent.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No deterioration apparent.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		The majority of the recently installed carpets (2 years old) have badly frayed seams. Repair and adhere properly (review warranties). Gym floor refinished 2 years ago - excellent condition. Some minor patching of vinyl tile at main entrance is required.	\$4,000.00
3.2.2	Wall materials and finishes.	3		Painted block and GWB in good condition. Judicious partial repainting. A repaint of all other areas will be required. Corridors and some administration areas have been completed.	\$21,000.00
3.2.3	Ceiling materials and finishes.	4		Acoustic suspended tile throughout - good condition. A small percentage requires replacement due to minor damage - general maintenance.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	5		Excellent condition. Hollow metal frames, solid wood doors newly painted.	
3.2.5	Millwork	3		Relaminate a majority of counters - (chipped and de-laminating). School request for removal of student stations and sinks in Science room (no longer used as Science - grade six classroom).	\$11,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Original blackboards throughout have had additional moveable whiteboards added (funded by Parent Council).	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		New basketball backboards and portable stage (funded by Parent Council).	
3.2.8	Washroom materials and finishes.	4		Tile floors - good condition. Acoustic tiled ceiling - good except at boys' locker room where it is water stained. Locker room is not used and the school wants to renovate to make it a storage space (current use) (i.e. remove lockers, add shelving - see additional comments). Walls and fixtures - good. Girls locker room has been converted to conference room (\$12,000 conversion).	
	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.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	1	Add dedicated barrier-free washrooms. Elevator not necessary as entire school is at grade level.	\$10,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	Asbestos Material Survey in use. Little asbestos reported.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		
Other				
Overall Bldg Interior Condition & Estimated Costs				\$46,000.00

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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 basins in parking lot.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs with 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.	N/A		none	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
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		Pressure and volume are adequate.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow on boiler feed, and irrigation stub.	
4.3.4	Piping and fittings.	4		Copper water lines. Cast iron storm and sanitary drainage lines.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valve water closets, flush tank urinals, enamel on cast iron basins with 4" centre sets.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood 402, 32,400 BTUH	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	N/A		None	
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		12 Slant Fin cast iron boilers 270,000 input.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic controls, night setback, no building management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air. Chimney in good condition.	
4.4.4	Treatment of water used in heating systems.	4		Dearborn 546 heating and 735 humidification.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety devices are installed.	
4.4.6	Heating air filtration systems and filters.	4		Bypass cartridge filter.	
4.4.7	Heating humidification systems and components.	N/A		none	

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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		Perimeter radiation - heating water. Coil in air handling unit supply air to classrooms. Piping, ductwork in reasonable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		All pipework/ductwork is insulated. Insulation is in reasonable condition.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Satisfactory	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No visible or reported problems.	
4.4.13	Zone/unit heaters and controls.	4		Unit heater in boiler room and cabinet unit heaters at entrances. Line voltage thermostats.	
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		Trane in satisfactory condition. Capacity is unknown. Refurbish & clean AHU.	\$15,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		=/- 10CFM/occupant.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		=/- 6 changes/hour.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans in good condition. Capacity unknown.	
4.5.5	Separation of out flow from air intakes.	4		No visible or reported 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	Discharge air sensor. Pneumatic controls, no building management system.	
4.5.8	Air filtration systems and filters.	4	Low efficiency filters.	
4.5.9	Humidification system and components.	4	Spray humidification in climate changer air.	
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	Satisfactory 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).	FI		Roof access not available. Equipment not reviewed.	
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).	N/A		No building management system. (SEE 4.5.7)	
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		No building management system.	
Overall Mech Systems Condition & Estimated Costs					\$15,000.00

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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 service from pad mounted transformer main switchboard ITE1200A, 208/120V. Spaces for additional breakers available. The service equipment is in good condition	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Flood lights on perimeter and parking lot plus wall packs and one incandescent control by timer. Luminaires need common maintenance and cleaning.	\$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		14 duplex outlets on steel bollards. Bollards are partially corroded, need maintenance and painting.	\$2,000.00
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Edwards 1523 zoned, supervised obsolete system without emergency power. Bells - no strobes. Replace the system to suite the Code.	\$16,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Battery packs tested, operational. Some batteries are weak probably due to age. Long runs to fixtures causing also voltage drop. Fixtures are obsolete, recessed squares with 6V car lamps. Illumination of pathways is inadequate. Replace with new system and MQ heads and proper space coverage.	\$7,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs - incandescent 120V, some are not connected to emergency power. Retrofit with LED kits and wire to emergency power.	\$4,000.00
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.	4	All	Surge protection on computer hubs in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are full, some breakers are defective. The system needs expansion. Majority of panels should be replaced with 60 circuit panels.	\$80,000.00
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	Typical classroom - 2 to 3 duplex outlets, not dedicated outlets for computers, extension cords and power bars are in use. Staff room needs additional circuit for appliances. Some switches are not properly located, some wiring devices defective. Upgrade the system with dedicated circuits and replace wiring devices.	\$20,000.00
5.3.5	Motor controls.	4	All	Loose starters - good condition.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Classrooms, library, office area, staff area - 1x4 T-bar ceiling, and 2 x 4 surface downlense. Corridors - 1 x 4 in T-bar ceiling, 2 x 4 surface and strips in valance. Mechanical rooms, utility area - strips. Gym storage - bare lamp holders without wireguards - replace with strips. Gym - high bay HID 2 fixtures have not worked for 5 years - repair or replace. All fluorescent fixtures are complete with magnetic ballasts and T-12 lamps. Lighting levels are satisfactory, otherwise luminaires are in good condition.	\$5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	All	Fluorescent fixtures probably contain PCB's in ballasts due to age.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Replace magnetic ballasts and T-12 lamps with electronic and T8 lamps.	\$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 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 in conduit, part surface / secured. Typical classroom one 4-plex data outlet. Additional outlets are required.	\$16,000.00
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 circuit, no dedicated circuits for computers. Cost estimate in 5.3.4	
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 Regency pad 4650 and 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					\$233,000.00

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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>		Note: four classrooms/relocatables to be removed within next few months. This estimates does not include these classrooms, or the cost of reconstruction connected with their removal.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No sign of problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	1	Major roof leaks have been reported within portables and adjoining corridor. Internal drainage from portables is visible in corridor adjacent to main building. Reroof portables (priced as EPDM).	\$30,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Repaint exterior wood soffits. Vertical metal siding in good condition.	\$3,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Paint all doors. Replace kickplates as required. Aluminum windows in good condition.	\$4,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Replace all flooring in classrooms, attached corridors and wc's with carpet or sheet goods as appropriate. Pain all g.w.b. walls and bulkheads. Replace all ceilings (stained and discolored).	\$80,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Relaminate counters. Repaint coathook shelves.	\$10,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.	4	Gas piping and water lines are running exposed in corridors. Self contained heating ventilation units. Units are heat - cool.	
6.1.9	Ventilation system.	4	See 6.1.8	
6.1.10	Electrical, communication and data network systems.	3	Lighting - Wraps in good condition. Emergency lighting battery packs with long run to remote heads, batteries are weak - replace. Each portable classroom has its own panel with spaces available - need four additional outlets. Typical one 4-plex data outlet is existing per classroom. 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).	1	Serious mice infestation within portable area - spreading to rest of building. Allow for pest fumigation/extermination and blocking of access points. Schedule with removal of existing four portables this spring/summer. Raises concerns with the possibility of the Hanta Virus.	\$7,500.00
6.1.12	Barrier-free access.	4	Barrier free access provided from main building.	
	Overall Portable Bldgs Condition & Estimated Costs			\$134,500.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9	68.2-107.8	710	11	80	880	(170.00)	Note that this calculation does not include portables.
7.2	Science Rooms/Labs			0	3	95	285	(285.00)	Former science room (107.8) is used as a classroom, School Admin would like to remove lab counters.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	1@125 1@8.7	133.7	2 3	130 90	530	(396.30)	
7.4	Gymnasium (incl. gym storage)	1	1@447.3 1@29 1@4.5	480.8	1	430 43	473	7.8	
7.5	Library/Resource Areas	1	1@245.5 14.2-18.5	295.9	1	290	290	5.9	
7.6	Administration/Staff, Physical Education, Storage Areas		8.7-65.6	415.6		357 70 87	514	(98.40)	
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)			1469.4			1159	310.40	
	Overall Space Adequacy Assessment	12		3505.4	21		4131	(625.60)	

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Evaluation Component/ Sub-Component	Additional Notes and Comments
	Areas built for junior high use never utilized. One area (girl's locker room) has been converted into a conference room. Other areas, used for other than their intended purpose, have never been properly converted. These include: Boys Dressing/Shower (37m ²) currently used for storage. Lockers and totes are in excellent condition (never used) & should be salvaged for reuse elsewhere in system. Room would require shelving. Shower area could be reconfigured for new use. Estimated cost: \$20,000 if tiling removed and areas refinished.
	Physical Education instructor's offices: One is currently used as a school patrol room (lockers work well here), the other as an office for the speech pathologist and other visitors. Room should be refinished and shower, sink and lockers removed (again, six lockers in excellent condition and should be salvaged for reuse elsewhere in system). Carpeting rather than tile floor will improve acoustics. Door should be modified with a half light (window) for security of both staff and students.
Section 3.2.5	Science room has standard lab counters with sinks. Room used as a classroom - restricts available area. School would like lab counters and sinks removed (see section 3.2.5). (Originally intended for junior high use - not highly used in elementary setting.)
Mini Plans	Update space allocations and the plan to reflect changes made to the girls dressing room (now conference space), boys dressing, lunch room, phys.ed offices, and science room.
Section 6	Four of the eight portables are to be removed in summer 2000.