

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Sir Wilfred Laurier			School Code:	9648	
Location:	Calgary - 819 - 32nd Street SE			Facility Code:	1629	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary School District #19			Contact Person:	Leanne Soligo	
				Telephone:	214-1123	
Grades:	7-9			School Capacity:	540 (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	1966	2	5,208.10	Masonry, brick and stucco exterior. Aluminum windows. Flat roof of unknown construction	Hot water perimeter radiation with AHU. S/R air at upper level.	
Additions/ Expansions	1983	1	50.20	Masonry, brick and stucco cladding. No windows. Flat roof of unknown construction.		
Total (excluding Portables)			5,258.30			
					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

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Upgrading/ Modernization (identify whether minor or major)	1997	2		Original ceilings replaced with acoustic suspended tile.		
Portable Struct. (identify whether attached/perman or free-standing/ relocatable)	N/A					
Total (including Portables)			5,258.30			
List of Reports/ Supplementary Information	Asbestos Material Survey (April, 1999) - attached					
	Fire Safety Inspection (February, 2000) - attached					
	Updated Mini Plans (December, 1983) - attached					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large site with grade change (playfields at a higher elevation). Some paving to be done.	\$8,500.00
2	Building Exterior	The building is in generally good repair except for the aluminum windows which are showing signs of age and starting to fail.	\$126,000.00
3	Building Interior	Painting and selective upgrading of finishes is needed. Replace lockers and blinds. Refinish millwork, resurfacing as required. Add barrier free access to 2nd floor and orthopedic washrooms at each floor.	\$452,000.00
4	Mechanical Systems	Replace lavatories in washrooms. Remove cup sinks in Science rooms. Air balance and additional ventilation for select rooms.	\$18,500.00
5	Electrical Systems	Replace exterior aged luminaire. Retrofit and upgrade exit signs. Replace panels , provide additional circuits and outlets. Retrofit lighting. Provide additional motion sensors.	\$188,400.00
6	Portable Buildings	n/a	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficiency of 20.7 m2	
	7.2 Science Rooms/Labs	Deficiency of 14.5 m2	
	7.3 Ancillary Areas	Deficiency of 105 m2	
	7.4 Gymnasium	Deficiency of 251.8 m2	
	7.5 Library/Resource Areas	Surplus of 16.4 m2	
	7.6 Administration/Staff Areas	Deficiency of 286.7 m2	
	7.7 CTS Areas	Deficiency of 83.9	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 568.5	
	Overall School Conditions & Estimated Costs		\$793,400.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site with playing fields raised approximately 10' along grade of school at main entry.	
1.1.2	Outdoor athletic areas.	4	Appear in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	No creative structures or large asphalt/concrete areas - grassed fields.	
1.1.4	Site landscaping.	4	Coniferous and deciduous trees, bushes healthy and mature.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Accessories look fine. Some single wire, low (2') fencing damaged.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North side slopes toward building, otherwise all positive. Re-grade and pave area at west (Industrial Arts) exit = 10'X20'.	\$2,500.00
1.1.7	Evidence of sub-soil problems.	4	No evident problems.	
1.1.8	Safety and security concerns due to site conditions.	4		
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).	3	Circuitous route to school from major roads - add destination signage. Laneway along front area of parking lot is not fenced - add 150'.	\$4,000.00
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	Buses drop-off at entrance. Parent drop-off at neighboring school is an issue with student safety. Discussion has been made between schools to determine best solution possible.	
1.2.4	Fire vehicle access.	4	Access to all sides.	
1.2.5	Signage.	4	School name clearly visible from entry road. See also 1.2.1.	
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	52 staff stalls + 8 additional. Visitor parking is not labeled - add. No dedicated barrier free stall - add signage.	\$500.00
1.3.2	Layout and safety of parking lots.	4	Layout works fine. No fencing around entire lot. -(see 1.2.1. for costs)	
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	Good condition.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete slabs and asphalt drain well. Minor cracking in asphalt.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Add curb cut to south entry walkway (asphalt).	\$1,500.00
Other				
	Overall Site Conditions & Estimated Costs			\$8,500.00

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 sign of problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	No sign of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No sign 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	No roof reports or information available. Water leakage over gymnasium. [Estimated cost to replace entire roof with EPDM: \$200,000.]	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Accessories appear in good condition from grade.	
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).	N/A	All	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).	3		Brick and stucco are in good condition. Replace broken bricks at northeast corner (4) and broken parging (kicked in).	\$1,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Stucco soffit under entry - good. Flashings appear 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 problems evident.	
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).	3		Refinish and repaint all exterior exit doors. Replace weather seals on specific doors.	\$5,000.00

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).	4	Accessories function well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Hardware functions well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Operable portion of windows in several classrooms is loose, damaged and allows wind to blow through frame discrepancies. Several windows on the west side of the classroom block exhibit this problem (duct tape being used to prevent the noise).25% of windows require some repair. Age of windows indicates replacement.	\$120,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Accessories in reasonable condition. Internal frame blinds need maintenance in 30% of the windows.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems evident.	
Other				
	Overall Bldg Exterior Condition & Estimated Costs			\$126,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	No evident problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No evident problems.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1966	Replace carpet in Admin area, Drama, Staff Lounge, Library, and Computer Lab. Introduce rubber matting for Fitness room. Refinish gym floor. Fix dead spots (cracks between wood strips). Replace recessed entry mats. Add non-slip strips at front of quarry tiles in stairwells (slip hazard at present). Quarry tile is very attractive - care should be taken in selection of material and application.	\$56,000.00
3.2.2	Wall materials and finishes.	3	All	Repaint within 5 years. Repaint boy's locker room immediately.	\$63,000.00
3.2.3	Ceiling materials and finishes.	3	1966	Majority of school is recent acoustic tile ceiling in good condition. Replace perforated masonite tiles in both stairwells and has entry to stage. Replace glue-on tile at entry to Industrial Arts (15'X20'). Replace gym perforated masonite ceiling with suspended acoustic when roof leaks are repaired.	\$25,000.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2.4	Interior doors and hardware.	3	Doors and hardware in good condition, some require repainting.	\$5,000.00
3.2.5	Millwork	3	All millwork requires repainting. Replace inappropriately sized millwork at windows. Some millwork counters require re-laminating. Refinish counts in science labs. Remove vinyl wall covering on teachers desk - paint. Replace wood window sills in classrooms. (Coordinate with window replacement)	\$100,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Add blinds. Add whiteboards for 50% of classrooms. A majority of lockers old and require either painting or replacement - start replacement program.	\$50,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	Remove all gas nozzles (safety issue - not used). Repair/replace and 6" diameter circular sinks with faucets (clog, collect garbage and are no longer used) (see 4.3.5 for costs). Existing volleyball standard are a safety issue - replace, drilling new holes to fit.	\$5,000.00
3.2.8	Washroom materials and finishes.	3	Replace old lino flooring; replace wall mounted lavs with lavs in millwork counter. Replace partitions & accessories.	\$45,000.00
Other		3	40' of railing at mezzanine over looking 1A room below not to code - correct.	\$3,000.00

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>		Bldg. Section	Description/Condition		
	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.	2		No barrier free washroom - add 2 dedicated. Add elevator.	\$100,000.00
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Asbestos Material Survey in use. Assume any major renovations will require additional funds for Asbestos abatement.	
	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				\$452,000.00	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basin in parking lot drains to city storm system. Field drainage via surface to city storm system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Future irrigation complete with backflow prevention. Hose bibbs complete 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.	4		No siamese connection. Fire hydrant within 90 meters.	
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. Fire blanket in science room.	
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 service, 3" fire system, 4" domestic water complete with 2" water meter.	
4.3.2	Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	4		All backflow prevention is in place.	
4.3.4	Piping and fittings.	4		Cast iron sanitary and storm, copper DWV piping. Copper water line material.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Flush valve water closets, remote mounted urinal flush tank, enamel on cast iron basins with separate hot and cold faucets. Repair or remove cupsinks in science rooms (they are very clogged and collect garbage). Replace lavs in washrooms (see 3.2.8 for costs).	\$3,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		State Turbo Sandblaster hot water heater (SBT-70 342,000 BTUH). Grundfoss recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm systems tie into city services.	
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 Cleaver Brooks steam boilers (4,185,000 BTUH each). 3 heating pumps (2 original, 1 newer). 2 expansion tanks.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic control no building management system. Newer head on compressor.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air with steam coil.	
4.4.4	Treatment of water used in heating systems.	4		Boilers - Dearborn 4064, Heating water - Dearborn 546, chemical pot feeder. Glycol with 546, manual fill tank/pump.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		All safety equipment is in place.	
4.4.6	Heating air filtration systems and filters.	4		Bypass filters for heating water and glycol system.	
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		Piping for heating water for perimeter radiation. Supply and return ductwork for air to classrooms at high level.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Breeching pipe work and duct work is insulated.	
4.4.10	Heat exchangers.	4		3 heat exchangers j- 2 steam to water complete with all expansion tanks, pumps, etc. 1 steam to glycol complete with bladder expansion tank pumps etc.	
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		Reported rooms 108 and 107 are too hot or too cold, suggest both air balance and confirmation of proper controls operation.. Computer room 103 requires more ventilation, suggest stand alone air conditioning unit.	\$15,000.00
4.4.13	Zone/unit heaters and controls.	4		Heating water cabinet unit heaters at entrances, steam unit heaters in mechanical rooms.	
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 (built-up unit) complete with steam coil, swamp cooler, mixing chamber, outside air, and humidifier. Gym (built-up unit) complete with steam coil, swamp cooler. Admin (Trane 24SW) steam coil swamp cooler separate return fans for ground floor core, second floor core, gym, and admin.	
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	4		All AHUs have outside air and mixing.	
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	4		Supply/return air ducted to classrooms at high level. Ductwork is in reasonable condition.	
	4.5.4 Exhaust systems capacity and condition.	4		Washroom exhaust - Trane B1-UBCW, capacity unknown but in good condition.	
	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).	4		Engineered Air LM-4-C for make-up air unit for industrial arts shop complete with glycol coil (5250 CFM). Torit dust collector in industrial arts shop.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	4		Same as heating controls, see 4.4.2. No building managements system.	
	4.5.8 Air filtration systems and filters.	4		Low efficiency filters.	
	4.5.9 Humidification system and components.	4		Complete with air handling units.	
	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		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		Swamp coolers in air handling units.	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		SEE 4.5.3	
	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 noted.	
	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 & Estim. Costs					\$18,500.00

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 pad-mounted transformer. Main switchboard - Westinghouse 1000A, 208/120V 3 phase. Space for additional breakers is available and the service equipment is in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Wall packs with wireguards on perimeter in good condition, one aged wall fixture. Controlled by photocell. Replace one aged luminaries.	\$400.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		14 duplex outlets on bollards and 4 outlets on steel tubular rail in acceptable 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).	4	All	Notifier 500, zoned supervised system. Bells are complete with strobes. The system is in good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs and remote MQ heads complete with wireguards are operational and in good condition. Coverage is adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs - incandescent, 120V. Not connected to emergency power. Retrofit the sings with LED and wire to emergency power.	\$6,000.00
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		Computer hubs are complete with surge protection - in good condition.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panels are in good condition, some have spaces for expansion. However with respect to demand for additional circuits, replacement of approx 6 panels 42 circuits with new ones 60 circuits is recommended.	\$30,000.00
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 duplex outlets, no dedicated outlet for computer power. Staff room needs an additional circuit for appliances. Computer outlets in lab are in wiremold. Some extension cords and power bars are in use. Home economics class needs outlets for sewing machines. The expansion and additional circuits and outlets are required.	\$30,000.00
5.3.5	Motor controls.	4	All	Loose starters - older obsolete but in good condition.	
Other					

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).	4	All	Classrooms - wraps, 2 x 4 surface. Library - suspended indirect and surface with louvers. Office area - 2 x 4, 2 x 2 recessed in T-Bar ceiling. Gym - 1 x 4 recessed with wireguards. Corridors - 1 x 4 surface down lense. Stairwells - 2 x 2 surface. Utility areas - miscellaneous strips. Luminaries are clean in good condition, complete with magnetic ballasts and T-12, F40/34W lamps. Lighting levels are 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.	\$120,000.00
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 NT Meridian in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen - new rack with amplifier, tuner. PA operation via phone system - 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).	4	All	Part in conduit, part loose cables - secured. Data outlets in library and lab are in wiremolds. Typical classroom - 1 x 4-plex data outlet in good condition.	
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).	2	All	Silent knight with motion sensors, in good condition. Additional sensors are required in room 108, at exterior door in front, and in industrial art room.	\$2,000.00
5.6.3	Master clock system (if applicable).	4	All	Lathem LTR6-128 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				\$188,400.00

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	13	77.6 - 80.3	1019.3	13	80	1040	-20.7	
7.2	Science Rooms/Labs	3	92.9 - 11.5	345.5	3	120	360	-14.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	74.3 - 111.5	295	1 3	130 90	400	-105	
7.4	Gymnasium (incl. gym storage)	1	445.9 35.6 26.7	508.2	1	690 70	760	-251.8	
7.5	Library/Resource Areas	2	205.3 82.1 12	299.4	1	283	283	16.4	
7.6	Administration/Staff, Physical Education, Storage Areas			322.3		357 145 107	609	-286.7	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1	130.1	130.1	1	160	160	-29.9	
	7.7.3 Industrial Arts	1	280.6	280.6	1	280	280	0.6	
	7.7.4 Other CTS Programs	2	77.6- 87.8	175.4	2	115	230	-54.6	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1882.5			1314	568.5	
	Overall Space Adequacy Assessment	26		5258.3	26		5436	-177.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments