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School Facility Evaluation Project
Part III - Space Adequacy

Upgrading/ Modernization (identify whether minor or major)	1992		3060	Re-roofing 1965 and 1967 portions of school.		
	1996			Minor: expand library and upgrade for computers.		
	1992			Minor: renovate offices and upgrade electrical.		
	1992			Minor: replace sidewalks.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 1999 (Top Fire Safety) Roofing Inspection report: July 1992 (Regional Roof Inspections and Consulting Ltd.)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Construct catch basin in parking lot (see 4.0 Mechanical). Pave parking lot.	\$11,200.00
2	Building Exterior	Replace downspouts. Replace plywood panels in windows. Replace existing window vents with new window vents.	\$20,200.00
3	Building Interior	Replace flooring in corridors, washrooms, vestibules and offices. Replace portion of ceilings, most finishes and toilet partitions in washrooms. BFA; construct washrooms, replace narrow doors, provide power assisted door operator. Perform asbestos audit.	\$138,300.00
4	Mechanical Systems	Mechanical system is generally in good shape, however, much of the components and equipment is old and should be replaced with new in order to provide continued service. Add backflow prevention.	\$458,500.00
5	Electrical Systems	Electrical system is generally in good shape, however, much of the components and equipment is old and should be replaced with new in order to provide continued service. Add surge protection.	\$290,900.00
6	Portable Buildings	No portables.	
7	Space Adequacy:		
	7.1 Classrooms	Excessive +207.3	
	7.2 Science Rooms/Labs	Deficient -190	
	7.3 Ancillary Areas	Deficient 32.1	-
	7.4 Gymnasium	Deficient 203.7	-
	7.5 Library/Resource Areas	Deficient	-20
	7.6 Administration/Staff Areas	Deficient	-205
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Slightly Excessive +158.7	
	Overall School Conditions & Estim. Costs	Deficient	-284.1
			\$919,100.00

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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 at over 26,000 sq.m. is adequate.	
1.1.2	Outdoor athletic areas.	4	Hard surfaces adjacent school, grassed areas on remainder.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball backboards on hard surface, softball diamonds, adventure playground over sand base.	
1.1.4	Site landscaping.	4	Mature evergreens and lawn at front of school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site perimeter and between parking and playground is fenced with chain link, guard rails at parking, bike stands, flag poles at front of school.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage around building.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	5	Good separation of play areas from roads and parking.	
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	Vehicular access from 114 Street on west side of building. Pedestrian access from city sidewalk on south side.	

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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).	4	Short gravel driveway from 114 Street to parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop-off area off site along 51 Avenue.	
1.2.4	Fire vehicle access.	4	Fire access gate located at west end of site off 114 Street.	
1.2.5	Signage.	5	Building signed. Parking signed. Fire lane signed.	
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	16 staff, 1 disabled, 8 visitors stalls; all energized.	
1.3.2	Layout and safety of parking lots.	4	Doubled loaded driveway, separated from play areas.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel surfacing prone to ponding and mud puddles. Provide catch basin (refer to 4.1.1) and pave parking lot.	\$11,200.00
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from parking lot and city sidewalk well laid out, do not cross parking lot.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, well drained.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Provided and sufficient.	
Other				
	Overall Site Conditions & Estimated Costs			\$11,200.00

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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	1965	Concrete slab on grade, some movement in northeast corner.	
			1965	Concrete slab on grade, no problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block walls, minimal cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Glu-lam beams and wood joists, no problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	Roofing replaced in 1992 with SBS membrane. No problems reported. No roofing report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Interior ladders access mechanical penthouse passage doors to roof, existing steel ladder access to gym roof. Two down spouts require replacement.	\$200.00
2.2.3	Control of ice and snow falling from roof.	4	All	No problems noted.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	All	Acrylic bubble skylight with wired glass at ceiling line. No reported problems.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Wood cladding at north end of gym, concrete block on balance of gym and in small areas throughout, small portions of stucco, majority of exterior finish is face brick. School exterior painted in 1998.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Paint wood soffits and fascias. Many fascias also finished with pre-finished metal flashings.	
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	All	Painted concrete block, 2 ply SBS roof, aluminum windows and hollow metal doors. No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Good drainage away from building at downspouts. Downspouts identified in 2.2.2.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Minor cracking in concrete block but otherwise no concerns. School was re-painted in 1998.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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	All	Solid core wood doors set in pressed steel frames with side lites. Some doors require replacement.	Refer to 3.3.5
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Dull chrome finish hardware and closers performing as required. Kick plates showing wear, otherwise no concerns.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Push bar panic devices dated in appearance but still performing as required. No problems noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Aluminum clad wood, fixed lite above with vent below. Glazing replaced with plywood on windows adjacent playgrounds. Window should revert back to glazing with security film.	\$20,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Push bars for vents are problematic but parts no longer available. Replace with new hardware and provide insect screens.	Refer to 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Aluminum windows and hollow metal doors. No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$20,200.00

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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	Concrete block in most areas. Gypsum board and frame partitions in office areas.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1965	Minor heaving and settlement of concrete slab in northwest corner in the range of +/- 25 mm.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1965	9 x 9 tile in hallways cracking, joints opening up, replace (costs include allowance for asbestos abatement during tile demolition). Carpet in offices in poor condition (replace). Ceramic mosaic tile in entry vestibules in poor condition (replace). Gymnasium flooring requires sanding and re-finishing.	\$49,500.00
			1967	9 x 9 tile in hallways cracking, joints opening up (replace). Carpet in offices in poor condition (replace). Ceramic mosaic tile in entry vestibules in poor condition (replace).	
3.2.2	Wall materials and finishes.	4	All	Painted glazed concrete block and gypsum board in good condition. School interior painted in 1998.	
3.2.3	Ceiling materials and finishes.	3	All	Suspended T-bar grid is dis-colored, acoustic ceiling tiles damaged and require replacement in approximately 40% of the school.	\$30,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Solid core wood doors set in pressed steel frames. Some doors require replacement. Hardware in good condition. Electromagnetic hold open devices on 2 pairs of doors.	Costs in 3.3.5
3.2.5	Millwork	4	All	Painted wood cabinets, countertops, with plastic laminate finish.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Tackboards and whiteboards in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	Climbing apparatus and basketball hoops in gym in good condition. Toilet partitions in poor condition and require replacement.	\$7,200.00
3.2.8	Washroom materials and finishes.	3	1965 1967	Floors: ceramic tile, poor condition, replace. Walls: ceramic tile, poor condition, replace. Ceiling: t-bar grid, poor condition, replace (costed in 3.2.3). Floors: quarry tile, good. Walls: ceramic tile, poor condition, replace. Ceiling: t-bar grid, poor condition, replace (costed in 3.2.3).	\$21,600.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- 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 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	
		4	All	Combustible and non-combustible in combination, non-sprinklered.	
		4	All	Wall between two phases appears to be fire wall. Doors in corridors between phases rated to 90 minutes.	
		3	All	Solid core wood doors comply. PSF lites adjacent 4 doors do not comply (too large, plywood infill panels); replace.	\$5,000.00
		4	All	Appear to comply.	
		2	All	Path of Travel: entrance to ancillary classroom too restrictive. Doors and Doorways: many entrances and passage doors are too narrow, replace. Power assisted entrance required. Washrooms: no BFA washroom provided but required.	\$20,000.00
		2	All	Caretaker has encountered what he believes to be asbestos at pipe elbows. Perform asbestos audit.	\$5,000.00
		4	All	None apparent	
	Overall Bldg Interior Condition & Estim Costs				\$138,300.00

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).	3	All	Surface drainage only to parking lot. Provide catch basin to parking lot.	\$15,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose bibs at building exterior. No irrigation. No problems noted.	
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			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Not required.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	ABC type multi-purpose fire extinguishers, and water type fire extinguishers, last checked 8/99.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not required.	
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	All	Municipal service with 38 mm water meter and supply piping. No problems noted.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	No back flow prevention or pumps. Valves all appear in good condition with no problems noted. Add backflow prevention.	\$5,000.00
4.3.4	Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Flush valves to floor mounted urinals, flush valve type water closets, and recessed and wall mounted lavatories. Fittings and taps are old and should be replaced with new.	\$15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	New 50 gallon State hot water tank with Armstron recirculating pump, all in good shape.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Municipal service connection to building with no problems noted.	
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).	3	All	Two natural gas fired boilers, Sunnyday 66, 1,400,000 BTUH input, quite old. Replace boilers with new in order to provide continued reliable service.	\$130,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Boilers are controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Brick chimney. Line with stainless steel to ensure longevity. Combustion air looks adequate.	\$20,000.00
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-off and pressure relief to boiler. Boiler alarm provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A		None existing and not requested.	

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	All	Schedule 40 steel piping with welded joints. All appears in good shape with no problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	3	All	Pipe insulation at walls may contain asbestos. Cost shown is for asbestos report and testing.	\$3,500.00
4.4.10	Heat exchangers.	4	All	Cast iron exchangers to boiler, all in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None to heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Forced air heating throughout building via three ventilation units with heating coils. Some radiation convectors provided. No problems noted.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	2	All	Three ventilation units located in penthouses. Each unit, (Dunham Bush Multi-zone), complete with heating coil. Units are very old and at their end of expected life and should be scheduled for replacement.	\$210,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Design requirements unknown. Likely designed at 5 CFM per student. Upgrade when ventilation units are replaced. Costs shown are for upgraded fresh air intake ductwork to the three ventilation units in 4.5.1 above.	\$30,000.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	All	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special exhaust systems.	
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).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Andover control system using pneumatic operators. Pneumatic controls appear old and should be upgraded with new.	\$30,000.00
Overall Mech Systems Condition & Estim. Costs					\$458,500.00

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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).	3	All	Underground service from pad mounted utility transformer. 400A-120/208V/3PH/4W main service. Switchgear is very old and should be replaced with new.	\$20,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Combination high pressure sodium and incandescent lights. Replace incandescent lights with new HPS lights.	\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 25 electrified stalls with no problems noted.	
	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	Simplex 4002 fire alarm panel, last tested August 24/99. Upgrade fire alarm bells to include for visual strobe lights to comply with present code requirements.	\$15,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting provided through an Onan natural gas fuelled generator. Generator installation does not comply with present code requirements. Upgrade emergency lighting system to use battery packs with remote heads and LED type exit signs.	\$33,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	AC powered exit signs from emergency generator. Replace with new DC type exit signs.	Costs in 5.2.2
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3		Add surge protection.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally full with minimal spare circuits. Add more panelboards to accommodate future wiring needs.	\$12,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	2	All	Onan natural gas fuelled generator. Does not comply with present code. Replace with new DC type emergency lighting. Costs shown are for demolition and rewiring of existing AC lights which are to remain in operation.	\$8,000.00
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good shape and provided with stainless steel coverplates. More receptacles are required in classrooms.	\$15,000.00
5.3.5	Motor controls.	3	All	Motor control switchgear and starters are very old and should be replaced with new in order to maintain continued service.	\$15,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting provided through surface mounted T12 style fluorescent fixtures with wrap around lens. Lighting levels generally appear good. Fixtures are quite old and should be replaced with new energy efficient T8 style light fixtures.	\$120,900.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Lights all manually controlled by switches in rooms. No concerns noted. Replace light fixtures with new T8 style fixtures.	Costs in 5.4.1
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	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Older Petcom 2200 system. Portions of the main unit do not work. Call devices and speakers are old. Replace system with new	\$42,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Wiring installed in surface mounted raceways with no problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Appears in good shape with ample room for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Power wiring to computers and equipment appears good with no problems noted.	
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		None.	
5.6.2	Intrusion alarms (if applicable).	4		General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4		Class change bells controlled from building energy management system with no problems noted.	
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		None.	
5.7.2	Condition of elevators/lifts.	N/A		None.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None.	
Other					
Overall Elect. Systems Condition & Estim Costs					\$290,900.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	N/A	No Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14	77.2	1087.3	11	80	880	207.3	Based on elementary tables, capacity 400.
7.2	Science Rooms/Labs	0			2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	92.6	277.9	3	130 90 90	310	-32.1	
7.4	Gymnasium (incl. gym storage)	1		269.3		430 43	473	-203.7	
7.5	Library/Resource Areas	1		160		160 20	180	-20	
7.6	Administration/Staff, Physical Education, Storage Areas			183	1 1 1	247 70 71	388	-205	
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)			1054.5		508 244 96 48	896	158.7	
	Overall Space Adequacy Assessment			3032			3317	-284.8	