

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Thomas B Riley Junior High School			School Code:	9611	
Location:	3915 69 Street N.W.			Facility Code:	1598	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	7-9			School Capacity:	565	
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	1967	1 1/2	5025.4	Masonry/steel, flat roof, brick cladding	Steam heating with central ventilation systems	
Additions/ Expansions	1985	2	1162.1	Masonry/steel, flat roof, brick cladding	Hot water heating with central ventilation.	
Total Area			6187.5			
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				Evaluator's Name:	Kathy Roy	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	1985			Renovations to Library, Industrial Arts, Administration and 2nd floor Ancilliary Rooms.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			Portable has been removed.		
List of Reports/ Supplementary Information	Asbestos Materials Survey (Environmental Health Professionals Ltd.)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Provide barrier-free parking stall and signage.	\$750.00
2	Building Exterior	Replace doors to courtyard.	\$6,000.00
3	Building Interior	Replace hollow metal fire rated doors. Replace cabinets in Home Economics. Add elevator, stair-lift at stage and barrier-free washroom facilities. Repair trim around stage chair storage opening. Replace damaged, stained and falling ceiling tiles.	\$248,000.00
4	Mechanical Systems	Mechanical systems have reached their life expectancy, systems need upgrades to acceptable standards	\$2,275,000.00
5	Electrical Systems	Lighting Systems obsolete, some upgrades required.	\$141,000.00
6	Portable Buildings	No portables.	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Deficient.	-243.1
	7.2 Science Rooms/Labs	Slightly deficient.	-18.5
	7.3 Ancillary Areas	Excessive.	268.23
	7.4 Gymnasium	Deficient. Inadequate Gymnasium storage.	-39
	7.5 Library/Resource Areas	Excessive.	61.4
	7.6 Administration/Staff Areas	Deficient.	-265.95
	7.7 CTS Areas	Adequate overall. No spaces dedicated to Business Education.	-1.02
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	1096.44
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	858.5 \$ 2,670,750.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	2.594 ha (6.41 acres)	
1.1.2	Outdoor athletic areas.			
		4	Soccer field and baseball diamond.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		N/A		
1.1.4	Site landscaping.			
		4	Trees, shrubs, grass. Landscaped courtyard.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Two year old chainlink fencing. Bike stands and flag pole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Grades slope away from building, no evidence of water damage at foundations.	
1.1.7	Evidence of sub-soil problems.			
		4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No concerns.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One vehicular access to parking lot. Two pedestrian accesses from City sidewalks. Three additional entrances at back of school.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	On City streets.	
1.2.4	Fire vehicle access.	4	From City street and surrounding playing fields.	
1.2.5	Signage.	4	On front building face, partially obscured by trees. Has been relocated to this position to deter vandalism.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	53 parking stalls. Provide barrier-free parking stalls with signage.	\$750.00
1.3.2	Layout and safety of parking lots.	4	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving. Cracks have been filled recently.	
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt paving.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	No curb cuts. None required if barrier-free parking located adjacent to flush parking/sidewalk condition. Level/slightly ramped main entrance.	
Other				
	Overall Site Conditions & Estimated Costs			\$750.00

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		Slab-on-grade, OWSJ, metal decking. No evidence of movement or cracking.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evidence of differential movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		OWSJ and metal decking. No evidence of movement.	
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).	F.I.		Maintenance staff indicated that a new SBS roof was installed in 1997. No problems observed. However, a Roofing Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Ladders, roof hatch.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof. No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.		Some paint peeling around Library skylight bulkhead. Skylight has leaked in the past. Problem appears to have been corrected, but should be reviewed with Roofing Inspection prior to proceeding with repairs.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Brick veneer in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal flashing, painted wood soffit and wood shingles on mansard fascia 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 building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to City storm water system. No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

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).	4		Doors are generally in good condition. Wood doors to Courtyard are warped and difficult to seal. Recommend replacing with hollow metal doors.	\$6,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Door hardware in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Exit hardware operating well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4 5		Aluminum double glazed units in good condition. Maintenance staff indicated that parts for intermittent repairs are becoming more difficult to obtain. Fixed aluminum Kawneer windows in Cafeteria in very good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		In good condition. See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No evidence of building envelope problems.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$6,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Painted concrete block partitions. All in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No evidence of differential movement.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Original VCT in good condition. Wood floor in Gymnasia in good condition.	
3.2.2	Wall materials and finishes.	5		Concrete block walls painted recently.	
3.2.3	Ceiling materials and finishes.	4		Vinyl coated t-bar ceiling in Cafeteria Kitchen.	\$75,000.00
		5		Painted exposed ductwork, OWSJ and metal deck in Cafeteria and new coffered ceiling in Library in very good condition.	
		3		12" acoustic ceiling tiles are becoming loose and falling. T-bar ceiling are damaged and stained. Replace.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4		Wood classroom doors are in good condition.	\$30,000.00
		3		Hollow metal fire rated doors are sagging and little room remains for adjustment. Recommend replacement.	
3.2.5	Millwork	4		Cabinets in Kitchen in good condition.	\$22,500.00
		3		Cabinets in Home Economics are original and have exceeded their lifespan. Replacement recommended.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		Tackboards, chalkboards and whiteboards in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball hoops.	\$500.00
		3		Lockers in good condition. Motorized divider not reviewed. Chair storage below stage. Trim around opening requires repair.	
3.2.8	Washroom materials and finishes.	4		Metal toilet partitions. Ceramic tile floor.	
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 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. Fire separations (i.e., between buildings, wings, zones if non-sprinklered). Fire resistance rating of materials (i.e., corridor walls and doors). Exiting distances and access to exits. Barrier-free access. Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		F.I.		A building Code Review is recommended.	
3.3.1		4		Non-combustible, non-sprinklered.	
3.3.2		F.I.		Appear to be in place. However, should be reviewed with Code study.	
3.3.3		F.I.		Appear to be in place. However, should be reviewed with Code study.	
3.3.4		F.I.		Appear to be compliant. However, should be reviewed with Code study.	
3.3.5		1		Small and marginally barrier-free washroom in Nurse's Office is being used for storage. Adequately sized barrier-free washroom facilities are required. No access to second floor. Add elevator. Add stair-lift to stage stairs.	\$120,000.00
3.3.6		F.I.		Asbestos Materials Report indicated asbestos is expected in fireproofing, piping insulation and transite countertops in shops.	
3.3.7		N/A		No concerns.	
		F.I.		The Telephone Room and Boiler Room are being used for storage. Some service room doors do not have fire rating labels. Door on gas meter room does not have a latch. Penetrations in Gas Meter, Electrical and Mechanical Rooms walls appear not to be sealed. Mezzanine in shop has a very low ceiling and is unoccupied at present. Stair hand/guardrails do not meet present building codes.	
	Overall Bldg Interior Condition & Estim Costs				\$248,000.00

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		Existing system is working well.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Existing system is working well.	
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		Are installed at front of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3		Hose and standpipe presently exist which should be upgraded to fully sprinklered building.	\$100,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Are installed throughout and are adequate for present use.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	1		Paint storage for industrial arts shop and photo developing labs need fire protection upgrades.	\$20,000.00
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		Existing systems are working well.	
4.3.2	Water treatment system's).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Installed throughout the school and in adequate condition. Numerous units have been added to original construction.	
4.3.4	Piping and fittings.	4		Original system is working well.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Fixtures are old and worn, some are no longer used. Major upgrade and removal of redundant fixtures required. Handicapped fixtures are required.	\$110,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		3-Ruud C1 100-125A, 250000btuh 113.4 gal rec. water heaters. Units are near end of their life.	\$30,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		System is working well.	
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).	3		2-Weil McLein hot water Boilers 4,550,000 btuh input. System is old and energy inefficient as well as nearing the end of its life. System has been upgraded with additional storage original building.	\$300,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		System is nearing the end of its life. Replacement should be considered.	\$50,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		System is working well.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment system is in place and being carried out.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		System is working well.	
4.4.6	Heating air filtration systems and filters.	N/A		See ventilation section.	
4.4.7	Heating humidification systems and components.	N/A			

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).	3		System is working well, but due to age, replacement and upgrade should be considered.	\$300,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		System is in good condition.	
4.4.10	Heat exchangers.	3		Armstrong shell and tube exchanger for glycol to AHU 's. System has reached the end of its life and will eventually break down	\$65,000.00
4.4.11	Heating mixing boxes, dampers and linkages.	4		System is working well but due to age replacement and upgrade should be considered.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		There are some hot areas overall. Controls should be reviewed and zoning changed as required.	\$75,000.00
4.4.13	Zone/unit heaters and controls.	3		System is working well, but due to age, replacement and upgrade should be considered as it will fail.	\$75,000.00
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 new 3 old		1984 addition has 3 units Haakon- AHU-1, Music/Lunch Airpak 305, 12,200 cfm s/a, 12,200 cfm r/a. AHU-2 GYM Airpak 130, 5200 cfm s/a 5200 cfm r/a. AHU-3 Kitchen Airpak 75, 3000 cfm s/s 3000 cfm r/a. All of these are in good shape. Original building has built up-air system, return fan, mixing section, filters, heating coils, evap cooling, these units are old and nearing end of their life.	\$150,000.00
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	4 new 3 old		New units can supply considerable outdoor air. Old units are limited in outdoor air capability. See 4.5.1.	
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	4 new 3 old		Air movement is poor throughout the building. Would estimate about 3 a.c.	\$300,000.00
	4.5.4 Exhaust systems capacity and condition.	3		Storage rooms, locker rooms, washrooms all need improved ventilation systems.	\$100,000.00
	4.5.5 Separation of out flow from air intakes.	4		No cross contamination could be detected.	
	4.5.6 Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Industrial arts shops, home ec, photography all require dedicated ventilation systems.	\$150,000.00
	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).	2		Existing controls work but are limited in control options, energy conservation and any sort of automatic reset capability is non existent.	\$50,000.00
	4.5.8 Air filtration systems and filters.	4		2 inch flat filters are installed in all units.	
	4.5.9 Humidification system and components.	1		Evaporative humidifiers are installed in the old air system. These however do not meet IAQ guidelines and standards.	\$75,000.00
	4.5.10 Heat exchangers.	4		Shell and tube type glycol-hot water heat exchangers for new addition only.	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		Systems are near the end of their life and should be budgeted for replacement.	\$75,000.00
	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).	2		Evaporative cooling systems in old part of building should be abandoned.	\$100,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Are part of air handling units.	
4.6.3	Cooling system controls (including use of current energy management technology).	n/a		Are part of air handling units.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4		For kitchen freezers. Systems work well.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2		Building requires new BMS existing systems work marginally.	\$150,000.00
Overall Mech Systems Condition & Estim. Costs					\$2,275,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1200A 120/208 Volt Service. 153.6 KVA Demand Underground Service from padmount transformer		
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	Minimal Exterior lighting. Lighting at soffits		\$5,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	One for each Parking Stall 24 Total. Receptacles in good condition. Mounting rail requires maintenance.		
	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		Simplex 2001 Fire alarm system Fire alarm bells. System requires strobes for new code compliance. Heat detectors installed in storage rooms	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Battery Pack and remote heads Adequate for building	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Adequate exit lights. Units are LED type. Exit signs over doors at north and south wings not visible from hallways.	\$1,000.00
	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.	3		None	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3 3 3		Insufficient circuits for computer room. Excess storage in electrical rooms. Home economics requires additional circuits.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4 3		Specification Grade Receptacles. Condition good. Inadequate general purpose receptacles in school.	\$5,000.00
5.3.5	Motor controls.	4	1967 1985	MCC in main boiler room. Allen Bradley Westinghouse grouped motor control.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1967	2' by 4' 2 lamp fluorescent fixtures in office area. 1' by 4' surface mount fixtures in hallways. 1' by 4' surface mount fixtures in classrooms. Lighting systems obsolete.	\$110,000.00
			1984	HPS/Metalhalide fixtures in lunch room 2' x 4' 2 lamp recessed fluorescents in kitchen Auxiliary Gym, HPS indirect lighting 20 FC.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB ballasts and require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Replacement of lamps and ballasts covered in 5.4.1.	
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		Meridian Norstar	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. System Bogan Cable T.V. System Telephone intercom system	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5 Cabling Patch panels mounted to underside of stairwell. Storage in room may interfere with working space around panels.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling installed in walls, or installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1967	Wall mounted cabinet in computer lab with patch panels and equipment. No room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for Computer equipment in storage room. Local Receptacles for classroom computers.	
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			
5.6.2	Intrusion alarms (if applicable).	4		Microwave intrusion alarm.	
5.6.3	Master clock system (if applicable).	4		Simplex time System.	
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			
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 & Estim Costs			Lighting systems obsolete, some systems require upgrade.	\$141,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A	No portables.	
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 & Estim Costs			\$0.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	varies	876.9	14	80	1120	-243.1	
7.2	Science Rooms/Labs	3	varies	341.5	3	120	360	-18.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	varies	668.23	1 3	1@130 3@90	400	268.23	Ancillary Room 116 is being used as the Computer room.
7.4	Gymnasium (incl. gym storage)	2	429 160 27	616	1	595 60	655	-39	Inadequate Gym storage.
7.5	Library/Resource Areas	1	311.4	311.4	1	250	250	61.4	Computers are also located in the Library.
7.6	Administration/Staff, Physical Education, Storage Areas			324.05		357 130 103	590	-265.95	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	
	7.7.2 Home Economics	1	130.4	130.4	1	160	160	-29.6	
	7.7.3 Industrial Arts	1	327.68	327.68	1	280	280	47.68	
	7.7.4 Other CTS Programs	1		210.9				210.9	Kitchen/Student Mall (lunch area)
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2380.44		734 352 132 66	1284	1096.44	Excessive corridors due to expansion.
	Overall Space Adequacy Assessment	26		6187.5	23		5329	858.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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