

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:	Tuxedo Park			School Code:	9236	
Location:	130 28 Avenue N.E.			Facility Code:	1496	
Region:	South			Superintendent:	Dr. Donna Michaels	
Jurisdiction:	Calgary Board of Education #19			Contact Person:	Leanne Soligo	
				Telephone:	1-403-214-1123	
Grades:	K-6			School Capacity:	350	
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	1912	2 1/2	898.9	Masonry structure, sloped wood frame roof, brick finish.	Hot water heating. Wall ventilators.	
Additions/ Expansions	1957	2	3020.6	Masonry and OWSJ structure, flat roof, brick finish.		
Total Area			3919.5			
W:_PD LHF\Blue\Phase II\Calgary School Dist. No. 19\Tuxedo Park Elem\Tuxedo Park.xls\profile				Evaluator's Name:	Kathy Roy	
				& Company:	The Cohos Evamy Partners	

Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables.		
List of Reports/ Supplementary Information	Asbestos Materials Survey 1998 (Environmental Health Professionals)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair existing fencing and provide additional fencing. Patch paving at basketball hoops and resurface paved parking lot. Provide barrier-free parking stall with signage.	\$12,250.00
2	Building Exterior	Replace all exterior doors. Replace windows in original building.	\$100,000.00
3	Building Interior	Add barrier-free stair-lifts, elevator and washroom facilities. Replace all chalkboards with whiteboards. Replace tackboards. Replace doors and hardware. Fill and patch at entrance mats. Replace washroom finishes and toilet partitions. Replace flooring in original building. Replace casework. Refinish stage floor. Replace library carpeting.	\$398,250.00
4	Mechanical Systems	Mechanical systems are 50 years old they are worn out and do not fulfill the requirements for ventilation and heating.	\$804,000.00
5	Electrical Systems	Lighting systems obsolete, main service obsolete, requires fire alarm system, exit lights, emergency lighting.	\$213,500.00
6	Portable Buildings	No portables.	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive.	274.5
	7.2 Science Rooms/Labs	Adequate.	3.5
	7.3 Ancillary Areas	Deficient.	-76.2
	7.4 Gymnasium	Deficient.	-165.5
	7.5 Library/Resource Areas	Adequate.	30.2
	7.6 Administration/Staff Areas	Deficient. Very little space for staff.	-136.9
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive. Includes large playrooms and lunchroom spaces.	963.9
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	893.5 \$1,528,000.00

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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	1.032 ha (2.551 acres)	
1.1.2	Outdoor athletic areas.			
		4	Adjacent to community playing fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Wooden playground equipment in pea gravel.	
1.1.4	Site landscaping.			
		4	Mature shrubs and trees and rough school grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Bike stands, flag pole. One bike stand being repaired at present.	
		1	Some fencing requires repairs due to hazardous conditions at sloped area (children's feet becoming wedged in opening at bottom of fence). More fencing required to separate children from parking and traffic. Asphalt paving at basket ball hoop bases requires patching - children tripping.	\$3,500.00
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 problems at foundations.	
		3	Some ponding at parking and outside entrance. Resurface with revised slopes. See 1.3.3.	
1.1.7	Evidence of sub-soil problems.			
		4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.			
		3	See 1.1.5.	
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	Two vehicular access points to parking. Access to two entrances from City sidewalks.	
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).	N/A	On city streets.	
1.2.4	Fire vehicle access.	4	Building faces two streets and can be accessed on remaining sides via playing fields.	
1.2.5	Signage.	4	Sign located on brick façade of addition at main entrance.	
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).	2	15 stalls. No accessible parking. Designate as a barrier free, a parking stall(s) in existing lot. Provide appropriate signage.	\$750.00
1.3.2	Layout and safety of parking lots.	3	Garbage bin is located adjacent to main entrance and garbage truck access conflicts with pedestrian/student traffic. See 1.1.5.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt paving is deteriorating where it slopes to meet the street and some ponding is occurring. Recommend resurfacing.	\$8,000.00
1.3.4	Layout and safety of sidewalks.	4	Asphalt and concrete paths around school.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Asphalt and concrete paths around school.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	No curb cuts exist and will not be required if barrier-free stall is located adjacent to flush concrete sidewalk at main entrance.	
Other		F.I.	Garbage bin is in an unfortunate location adjacent to main entrance. Should be reviewed to determine if another location is available.	
	Overall Site Conditions & Estimated Costs			\$12,250.00

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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 signs of movement observed.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.		Cracks in stage wall should be reviewed.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I. 4		Original building - sloped wood frame roof with asphalt shingles. Plaster is cracked and lath is telegraphing through in developed attic space. Addition portion of building - flat roof, OWSJ, 2x6 T&G deck. No sign 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.		<p>Sloped roof of original building has fairly new asphalt shingles. Flat roof of new building appears to be SBS and tar & gravel.</p> <p>A roofing inspection report was not available. Water damage evident on stage walls and ceiling. No roof leaks noted by staff.</p> <p>Some ponding observed on flat roof of new building.</p> <p>Suggest a roofing inspection be performed.</p>	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.		Exhaust hoods, chimneys and roof hatches not reviewed.	
2.2.3	Control of ice and snow falling from roof.	F.I.		Some ice at back of original building. Refer also to 2.3.4. Review conditions during roof inspection.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

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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		Brick finish is in good condition. Exterior of building repainted in summer '98 and is in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No problems apparent.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.		No dusting or icing evident. However, staff complained of building being very hot in summer months and the basement cafeteria being quite cold in winter. In addition to mechanical issues noted in Section 4, the insulation values of the exterior walls should be reviewed.	
2.3.4	Interface of roof drainage and ground drainage systems.	4 F.I.		Internal drainage to City sewer system on addition portion of building. Original building has metal eavestrough and downspouts. Water overflowing from gutters and ice forming at original building entrance. Review conditions during roof inspection.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.		Lath telegraphing through plaster walls and ceiling of attic. Possibly no insulation.	
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).	2		Doors are original and have exceeded their life span. Replace.	\$20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2		See 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Wood windows in original building are single pane and some ice up. Replace. Aluminum windows in wood frames at addition portion of school are in good condition.	\$80,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2		Windows in basement art room ice up. See 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$100,000.00

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).	F.I.		Cracks in plaster at attic level of original building.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No signs of settlement or movement.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4 2		Carpet in Administration Area, newer sheet flooring at main entrance and wood floor in gym in good condition. Vinyl asbestos tile and sheet flooring in new building in good condition. Recessed mats at entrances are sagging and present a tripping hazard. Fill and patch with flooring. Stage flooring requires refinishing. Library carpeting is frayed and worn and should be replaced. Replace flooring in original building.	\$76,850.00
3.2.2	Wall materials and finishes.	4		Exposed brick and painted drywall and plaster throughout school is in good condition. Clear stain wood dado and painted plaster in gymnasium is in good condition. Glass block at high level in gymnasium is painted. Finishes in basement classrooms are marginal, but these rooms are only being used for storage.	
3.2.3	Ceiling materials and finishes.	5 4		T-bar ceiling in Administration Area is in very good condition. 12" acoustic tile in classrooms, corridors and gymnasium in good condition.	

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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.	2		Doors are original and exceeded their life span. Replace.	\$34,800.00
3.2.5	Millwork	5 2		New plastic laminate casework in Administration Area in good condition. Remainder of school has original painted millwork with lino counters and should be replaced.	\$70,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2		Tackboards throughout the building are distressed and should be replaced. Chalkboards should be replaced with whiteboards.	\$16,800.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Wallclimber and basketball hoops in gymnasium in good condition. Stage curtain in good condition.	
3.2.8	Washroom materials and finishes.	2		Original mosaic floor tile worn, cracked. Replace with new ceramic tile.	\$7,000.00
		2		Wall tile grout failing. Replace tile.	\$15,000.00
		2		Metal toilet partitions are rusted and should be replaced.	\$7,800.00
Other					

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	
		F.I.		A complete code review is required.	
		F.I.		Combustible construction, non-sprinklered.	
		F.I.		No fire rating (wire mesh only at high level) around storage rooms adjacent to playrooms. Gas meter and mechanical rooms being used for storage.	
		F.I.		Service room doors are wood without labels. Door to crawl space is broken. Should be assessed as part of code review.	
		F.I.		Appear to be in place, but should be assessed as part of code review.	
		2		Elevator required in new portion of building and stair-lifts required to basement and main levels of original building. Barrier-free washrooms also required.	\$170,000.00
		F.I.		Asbestos Material Report indicated that damaged material had been removed. Asbestos may be present in floor coverings, counters, ceiling finishes and stage flooring.	
		F.I.		Stair to top floor of original building is narrow, steep, has winders at bottom, no railings and guard rail is low. Suggest that space not be accessed by students. Low ceiling at stairs to original basement. Room occupied by caretaker has low ceiling, mechanical and electrical equipment, exposed structure and is generally uninhabitable. Basement lunchrooms very cold in winter. Not a particularly pleasant space - see attached photograph. Abandoned washroom in basement is condemnable. No washroom facilities adjacent to lunchroom. Storage room located next to lunchroom has a dirt floor. Classrooms in original building have an abundance of flies and the building does have mice.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$398,250.00

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		Parking drains onto street.	\$25,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Working well.	
4.1.3	Outside storage tanks.	N/A		None.	
Other		N/A			
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		Hose and standpipe connected to domestic water system. Conformed to building code at time of construction.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Adequate for present use.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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		Adequate for present use. See 4.3.5	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	2		Old and nearing end of life. See 4.3.5	
4.3.4	Piping and fittings.	2		Old and nearing end of life. See 4.3.5	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2		Old and nearing end of life. Replacement of entire system should be considered. Handicapped fixtures should be added.	\$100,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Adequate for present use.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Adequate for present use.	
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).	2		Poor heating exists throughout school. 1912 section has 4 furnaces that heat but have limited distribution ductwork,. 1956 wing has steam boiler.	\$200,000.00
4.4.2	Heating controls (including use of current energy management technology).	2		Thermostats. See 4.4.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Needs to be considered for replacement. See 4.4.1.	
4.4.4	Treatment of water used in heating systems.	4		Steam treatment is being carried out. See 4.4.1.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Working well. See 4.4.1.	
4.4.6	Heating air filtration systems and filters.	N/A		None. See 4.4.1.	
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).	2		Many cold areas exist. See 4.4.1.	
4.4.9	Heating piping, valve and/or duct insulation.	2		Old and ready for replacement, a lot of piping is not insulated or has come off. See 4.4.1.	
4.4.10	Heat exchangers.	N/A		None. See 4.4.1.	
4.4.11	Heating mixing boxes, dampers and linkages.	2		Limited in service. See 4.4.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Many cold areas exist. See 4.4.1.	
4.4.13	Zone/unit heaters and controls.	2		Do not work in many cases. See 4.4.1.	
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.	2		Wall ventilators and furnaces.	\$150,000.00
4.5.2	outside air for occupants (if possible reference cfm/occupant0	2		Systems have limited capability. See 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		Systems have limited capability. See 4.5.1	\$150,000.00
4.5.4	Exhaust systems capacity and condition.	2		Building needs exhaust upgrades.	\$100,000.00
4.5.5	Separation of out flow from air intakes.	5		No chance of cross contamination.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Required in kitchen.	\$4,000.00
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).	N/A		N/A	
4.5.8	Air filtration systems and filters.	N/A		N/A	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		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		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		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.	2		Controls upgrades should be considered as part of any remedial work.	\$75,000.00
	Overall Mech Systems Condition & Estim. Costs			Mechanical systems have reached life term, and should be upgraded.	\$804,000.00

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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).	3		400A 120/208 Volt Service. Fused switch main. Equipment obsolete. 48 KVA demand. Underground service from padmount transformer. Main service is not grounded.	\$20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Minimal exterior lighting. Incandescent lighting at soffits	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		15 car receptacles. New coverplates and receptacles required.	\$1,000.00
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).	3		120 Volt pull /bell fire alarm system	\$25,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	1912 1950	No emergency lights on lower or upper level. Emergency lights inadequate.	\$10,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	1912 1912 1950	Exit signs missing in shelters No exit signs on lower levels. Not connected to emergency power. Exit signs OK	\$5,000.00
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	1912 1950	Panel E Square D Full - Obsolete. Amalgamated safety switches. Amalgamated Panels - obsolete - no space.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	2		Lack of receptacles in all areas. Lack of circuits and panel space.	\$10,000.00
5.3.5	Motor controls.	3		None. On/off manual motor starters for all motors.	\$10,000.00
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	1912	Classrooms - one foot by four foot 2 lamp cross blade fluorescents 60FC.	\$100,000.00
			1950	Classrooms - one foot by four foot 2 lamp cross blade fluorescents 60FC. Hallways - one foot by four foot 2 lamp cross blade fluorescents 20FC.	
			1956	Gymnasium - 2 lamp surface mount gym wire guard fixture 30FC.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB Ballasts and therefore would 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					

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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		Meridian Norstar System installed in crawlspace.	
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. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4 4 4 3		Category 5 Cabling Patch panels mounted in cabinet in computer lab. Data equipment mounted in Library Office. No data cabling in classrooms.	\$9,500.00
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		None. Surface mounted cabinets.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated panel and circuits for Computer equipment. Panel has surge protection.	
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		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	4		Amano time/program 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			Many systems obsolete.		\$213,500.00

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	12	varies	1074.5	10	80	800	274.5	
7.2	Science Rooms/Labs	1	98.5	98.5	1	95	95	3.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	61.8 75.5 96.5	233.8	3	1@130 2@90	310	-76.2	
7.4	Gymnasium (incl. gym storage)	1	15.6 265.9 26	307.5	1	430 43	473	-165.5	Includes storage and kitchen adjacent to gym.
7.5	Library/Resource Areas	1	190.2	190.2	1	160	160	30.2	
7.6	Administration/Staff, Physical Education, Storage Areas			244.1		247 70 64	381	-136.9	Very little space for staff.
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)			1770.9		460 221 84 42	807	963.9	Includes large boys and girls playrooms and basement lunchroom space.
	Overall Space Adequacy Assessment	18		3919.5	16		3026	893.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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