

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name: Victoria Community School
Location: _____

School Code: 9624
Facility Code: 1608

Region: South
Jurisdiction: Calgary Board of Education #19

Superintendent: Dr. Donna Michaels
Contact Person: Leanne Soligo
Telephone: 1-403-214-1123

Grades: K-6

School Capacity: 515

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	1904 (1902)	2 1/2	736.8	Wood structure, wood framed sloped roof with asphalt shingles, wood and stucco cladding.	Furnaces.	
Additions/ Expansions	1913 (1912)	3	2066.3	Masonry structure, wood framed sloped roof with asphalt shingles, sandstone.	Steam heating with wall ventilators.	
	1961 (1962)	2	3044	Masonry structure, flat tar and gravel roof, brick veneer	Steam heating with wall ventilators.	
Total Area			5847.1			

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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	No Asbestos Material Report Available.					

School Facility Evaluation Project
Part I - Facility Profile and Summary

Evaluation Components		Summary Assessment		Estim. Cost
1	Site Conditions	Reseed playing fields. Replace playground equipment. Replace fencing. Provide designated barrier-free parking.		\$77,750.00
2	Building Exterior	Paint all exterior wood trim and cladding. Replace damaged downspout. Replace doors and windows.		\$570,100.00
3	Building Interior	Replace doors and hardware. Paint all walls and plaster ceilings. Add window blinds. Replace flooring, ceilings and casework. Repair or replace washroom finishes. Provide barrier-free washroom facilities, elevator and stair-lifts. Provide whiteboards and tackboards.		\$660,000.00
4	Mechanical Systems	Systems have reached end of life, do not meet codes or acceptable standards and should be replaced		\$1,100,000.00
5	Electrical Systems	All systems obsolete.		\$318,500.00
6	Portable Buildings	No portables.		\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Deficient.	-248.2	
	7.2 Science Rooms/Labs	Excessive	157.5	
	7.3 Ancillary Areas	Excessive.	130.3	
	7.4 Gymnasium	Excessive assigned storage.	59.5	
	7.5 Library/Resource Areas	Adequate.	0.6	
	7.6 Administration/Staff Areas	Deficient.	-105	
	7.7 CTS Areas	Excessive for Elementary School use.	334.9	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive circulation space.	1534.5	
Overall School Conditions & Estim. Costs		Total surplus/deficiency	1864.1	\$2,726,350.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.		Information not available.	
1.1.2	Outdoor athletic areas.	3	Soccer fields are very muddy and need reseeding.	\$8,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Wood playground in pea gravel. Rusted monkey bars and metal slide. Basket ball poles listing. Replace equipment.	\$60,000.00
		4	New playground equipment with padded surface, directly outside original wood frame school - in good condition.	
1.1.4	Site landscaping.	4	Mature trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fixed steel picnic table.	\$9,000.00
		3	Chainlink fence damaged and rusting.	
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.	
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. Pedestrian access at three points.	
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	City streets.	
1.2.4	Fire vehicle access.	5	School building and playing fields occupy entire city block with streets on all four sides. Good access.	
1.2.5	Signage.	4	Signage identifying both "Victoria School"/"Victoria Community School" and "Almadina Charter School" are located on north face of sandstone addition and on south face of 1961 addition. Additional historic signage on original wood frame building.	
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	50 stalls total, 22 with reserved signage.	
		2	No barrier-free parking. Add barrier-free parking stall.	\$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	Gravel, asphalt paving and concrete.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks all around building. No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4	None required if barrier-free stall located at flush concrete paving.	
Other				
Overall Site Conditions & Estimated Costs				\$77,750.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.1	Overall Structure		Bldg. <u>Section</u> <u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).			
		4	No evidence of movement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).			
		4	Cracks in foundation at basement electrical vault have been patched/filled and appear to be dry. No other signs of movement or cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).			
		F.I.	No evidence of movement. However, several signs of roof leaks in original wood frame building and stains on ceiling of Library. Refer to attached photographs.	
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 <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).			
		F.I.	No report available. Numerous signs of roof leaks and extensive damage to plaster ceilings in original wood frame roof. Full inspection required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Small door in second floor mechanical room provides roof access. Ladders to other roof levels. Antenna, vents and fans.	
		2	Wood trim on copula requires painting. See attached photograph and refer to 2.3.1.	
2.2.3	Control of ice and snow falling from roof.			
		F.I.	No ice control devices at sloped roofs other than eavestrough. Flat roof on 1961 portion - no concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			
		N/A		
Other				

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		<div>Bldg. Section</div> <div>Description/Condition</div>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	Brick veneer and window spandrel panels on 1961 portion in good condition. Sandstone finish on 1913 portion appears to have been repointed and is in good condition.	\$50,000.00
		2	Paint is peeling on all surfaces of the 1904 portion, and on wood trim and copula of 1913 portion. Entire school exterior should be painted.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	Parapets on flat roof (1961) are in good condition.	
		2	Painted soffits and fascias on remainder of building are peeling badly. Refer to 2.3.1.	
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.	Exterior walls of original wood frame building are showing signs of deterioration. Refer to attached photographs.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	Internal drainage to City sewer system at flat roof. Remainder of building has metal eavestrough and downspouts.	\$100.00
		3	Replace crushed downspout at northeast corner of building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	Plaster and paint is peeling from the exterior walls on the original wood frame building.	
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		<div>Bldg. Section</div> <div>Description/Condition</div>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Replace all exterior doors and hardware.	\$20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Refer to 2.4.2.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	Refer to 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	Replace windows in 1904 and 1913 portion of school. Some windows actually have masking tape at joints to prevent dust and cold air from entering the building. Not all windows operable due to missing or broken hardware.	\$500,000.00
		3	Aluminum windows in 1961 addition also deteriorating and should be replaced.	
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	See 2.4.4.	
Other				
Overall Bldg Exterior Condition & Estim Costs				\$570,100.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.1	Interior Structure		Bldg. Section <u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.	Plaster is cracked in areas throughout the school.	
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 <u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	Carpeting throughout the school is stained, worn, frayed and in some areas just scraps of carpet have been loosely laid on bare concrete. Replace all carpet. Joints separating at basement vinyl composite tile - replace. Stage flooring requires refinishing. Sheet flooring in original building requires replacement.	\$200,000.00
		4	Lino in classrooms is acceptable. Terrazzo floors in good condition.	
3.2.2	Wall materials and finishes.	2	Paint is stained, chipped or peeling and dirty throughout the school. Repaint.	\$70,000.00
3.2.3	Ceiling materials and finishes.	4	12" acoustic ceiling tile and 2'x4' t-bar ceilings in classrooms in good condition.	
		3	12" acoustic ceiling tile in corridors should be replaced.	\$20,000.00
		F.I.	Damaged plaster ceilings in original wood frame building to be reviewed with roof inspection.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section <u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	Replace all doors and hardware.	\$50,000.00
3.2.5	Millwork	3	Millwork is original and worn and should be replaced.	\$120,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Finish on blackboards is worn out. Replace with whiteboards. Many holes in walls due to lack of tackboards. Provide boards.	\$18,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	Wallclimber, A/V screens, 6 basketball hoops.	\$2,000.00
		3	Blinds missing from upper portion of windows in original building, creating glare on boards. Provide blinds.	
3.2.8	Washroom materials and finishes.	4	Red ceramic floor tile, and ceramic wall tile in good condition.	\$10,000.00
		3	Replace metal toilet partitions, repaint concrete block, repair and paint cracked stippled ceilings.	
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>		<div>Bldg. Section</div> <div>Description/Condition</div>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	Combustible and non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	Fireshutters between school additions. Fan rooms open directly onto rooms used as classrooms. 3'x5' wire mesh opening from Fan Room to room 0001 (used as day care). A complete code review should be completed for the school.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	See 3.3.2. Door to Mechanical room does not have latch hardware, only a deadbolt.	
3.3.4	Exiting distances and access to exits.	F.I.	See 3.3.2.	
3.3.5	Barrier-free access.	2	There is barrier-free access to main doors only. Remainder of the school is not accessible due to stairs throughout. Add elevator and stair lifts. No barrier-free washrooms. Provide facilities.	\$170,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	No Asbestos Material report was available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	Basement shower rooms are not in use and have an unpleasant odor. Rooms below gymnasium are noisy, acoustic tile applied to underside of slab is not effective. Railings at main entrance stairs do not meet code. See attached photograph.	
Other				
Overall Bldg Interior Condition & Estim Costs				\$660,000.00

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	No apparent problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Hose bibbs, no apparent problems.	
4.1.3	Outside storage tanks.	N/A	None.	
Other				
4.2	Fire Suppression Systems			
4.2.1	Fire hydrants and siamese connections.	4	Hydrants on street as required.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	Existing 1.5 inch hose reels. Conformed to building code at time of construction.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	Are installed throughout the facility.	
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 <u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	Building device is adequate.	
4.3.2	Water treatment system(s).	N/A	None	
4.3.3	Pumps and valves (including backflow prevention valves).	3	Are original to building and require replacement as they have reached their end of life. See 4.3.5.	
4.3.4	Piping and fittings.	2	Are original to building and require replacement as they have reached their end of life. See 4.3.5.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2	Are original to building and require replacement as they have reached their end of life. Redundant fixtures should be removed. 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	Working well. Has been replaced.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	2	Are original to building and require replacement as they have reached their end of life. See 4.3.5.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems		Bldg. Section <u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	2	System is old and requires total replacement. Brick enclosure is cracking.	\$300,000.00
4.4.2	Heating controls (including use of current energy management technology).	2	On-off control with manual set point adjustment. See 4.4.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	Does not meet code and requires replacement. See 4.4.1.	
4.4.4	Treatment of water used in heating systems.	4	Steam is being treated.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	Working well .	
4.4.6	Heating air filtration systems and filters.	4	1 inch filter throw away type.	
4.4.7	Heating humidification systems and components.	2	None	\$75,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)			
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	Poor. There are many cold areas and piping shows signs of leaking. Some has been replaced. See 4.4.1.	
4.4.9	Heating piping, valve and/or duct insulation.	2	System is 60 years old and needs replacement. A lot of insulation has come off or is damaged. See 4.4.1.	
4.4.10	Heat exchangers.	N/A	None.	
4.4.11	Heating mixing boxes, dampers and linkages.	2	Are very limited and work poorly. See 4.4.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	Heat is difficult to regulate; school gets cold in winter. See 4.4.1.	
4.4.13	Zone/unit heaters and controls.	2	Working poorly and are low in capacity and break down. 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	Supply general ventilation to gym and classrooms. Six furnaces heat and ventilate 1907 part of school. System does not work well as it is old and requires code upgrades and should be replaced.	\$400,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).			
		2	Zero o/a in winter increased as it warms up. See 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).			
		2	System blows air in shafts to classrooms; estimated at 2-3 a.c. See 4.5.1.	
4.5.4	Exhaust systems capacity and condition.			
		2	Odors linger throughout the building. New system required.	\$100,000.00
4.5.5	Separation of out flow from air intakes.			
		4	Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).			
		N/A	None.	
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	Control is by manual settings as determined by the operator. See 4.7.1.	
4.5.8	Air filtration systems and filters.	N/A	See 4.4.6.	
4.5.9	Humidification system and components.	N/A	None.	
4.5.10	Heat exchangers.	N/A	None.	
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		<div>Bldg. Section Description/Condition</div>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A	None.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A	None.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A	None.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A	None.	
Other				
4.7	Building Control Systems		<div>Bldg. Section Description/Condition</div>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2	None, total control BMS system should be installed as part of any upgrades,	\$125,000.00
Overall Mech Systems Condition & Estim. Costs		2	Mechanical systems should be replaced	\$1,100,000.00

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).	3	600A 120/208 Volt Service. 73.6 KVA Demand Westinghouse switchboard Underground Service from pole	\$30,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Wall packs No Parking lot lighting. Floodlight on building	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each Parking Stall 38 Total. Require new coverplates.	\$500.00
	Other			
5.2	Life Safety Systems			
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Bldg. Section Description/Condition 1912 120 volt Fire alarm system complete with bells and pullstations.	\$25,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1907 Battery Packs Obsolete 1912 None 1962 One in each exit Corridor	\$10,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1907 None 1912 120 Volt Incandescent glass type. 1962 Do not have battery backup.	\$3,000.00
	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.	3	None on main service. Panel in computer lab has surge protection.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	3	Westinghouse Panels are obsolete.	\$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		
5.3.4	General wiring devices and methods.	3 3	Specification Grade Receptacles. Condition marginal. Additional receptacles required in classrooms.	\$10,000.00
5.3.5	Motor controls.	3	Local General Electric motor starters obsolete. Taylor Electric disconnects.	\$5,000.00
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.4	Lighting Systems		<div>Bldg. Section Description/Condition</div>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1912 Hallways - 1 by 4 2 lamp surface mounted fluorescents 20FC. Obsolete 1962 Classrooms - 2 lamp 1 by 4 suspended bladed fluorescent. 30 FC. Obsolete Gymnasium - 1 by 4 2 lamp wire guard surface fluorescents. 15FC obsolete. Library - 1 by 4 2 lamp suspended bladed fluorescent fixtures . 50 FC. Obsolete. Science Room - 1 by 4 2 lamp suspended bladed fluorescents. 45 FC. Obsolete.	\$200,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI	Lighting recommended for replacement may contain PCB Ballasts and therefore require a disposal program.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	Relacemnt 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. <u>Section</u> <u>Description/Condition</u>	
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 Rauland Telephone intercom system. Gymnasium sound system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	Category 5 Cabling	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	Not installed in conduit. Wiring from lab to server loose on floor. Main office cabling surface mounted across corridor.	\$5,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	Data equipment installed in clibrary and main office area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	Dedicated circuits for Computer Lab equipment	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
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	Lathem master 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	\$318,500.00

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	11	varies	871.8	14	80	1120	-248.2	
7.2	Science Rooms/Labs	3	varies	347.5	2	95	190	157.5	Includes storage within Science rooms.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
			100.1						
			109.4		1	130			
		5	91.4	530.3			400	130.3	
			104.9		3	90			
			124.5						
7.4	Gymnasium (incl. gym storage)					430			
		1	228.2	532.5	1		473	59.5	Includes rooms dedicated to Phys. Ed. Storage throughout the school. However, Gymnasium is undersized.
			304.3			43			
7.5	Library/Resource Areas	1	220.6	220.6	1	220	220	0.6	
7.6	Administration/Staff, Physical Education, Storage Areas			406		357			
						70	511	-105	
						84			
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1	143.1	143.1	N/A		0	143.1	
	7.7.3 Industrial Arts	1	191.8	191.8	N/A		0	191.8	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2603.5		601			
						288	1069	1534.5	Excessive circulation space due to three additions.
						120			
						60			
	Overall Space Adequacy Assessment	23		5847.1	22		3983	1864.1	

[illegible]

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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