

School Facility Evaluation Project  
Part I - Facility Profile and Summary

School Name:		Viscount Bennett Center			School Code:		9819
Location:		2519 Richmond Road S.W.			Facility Code:		1651
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary Board of Education #19			Contact Person:		Leanne Soligo
					Telephone:		1-403-214-1123
Grades:		None			School Capacity:		1775
<b>Building Section</b>		<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>		1954	2 1/2	6935	Masonry/Concrete structure, flat roof, brick and stucco cladding.	Steam heating with wall ventilators.	
<b>Additions/ Expansions</b>		1957	3	4804.8	Masonry/Concrete structure, flat roof, brick and stucco cladding.	Steam heating with wall ventilators.	
		1965	2 1/2	6101.8	Masonry/Concrete structure, flat roof, precast and brick cladding.	Steam heating with wall ventilators.	
		1973	2	1343.3	Masonry/Concrete structure/ flat roof/ brick and stucco cladding.	Hot water heating with central ventilation	
<b>Total Area</b>				19184.9			
						Evaluator's Name:	Kathy Roy
						& Company:	The Cohos Evamy Partners

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Upgrading/ Modernization (identify whether minor or major)	Date not available			Extensive modernizations include: Library revised into a two storey Learning Resource Centre, main floor east wing is now a Professional Library, Auxiliary Gym revised into two storey Registration Centre, Music/Band room has become the Staff Centre, some Classrooms have been converted to a General Office, Guidance area is now Shipping & Receiving, Basement showers are now Ceramics and Crafts Rooms, Stage converted to Bookroom with mezzanine, and many classroom have been converted to CBE offices.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables.		
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	Ease step at south entrance to facilitate wheelchair access.		\$500.00
2	Building Exterior	Replace wood windows. Trim tree away from roof. Repair and paint precast light shelf. Replace exterior doors.		\$735,500.00
3	Building Interior	Add elevator and stair-lifts and ramps. Paint plaster walls in Gym. Replace some w/c finishes. Replace chalk/tack boards in 1957 and 1965 classrooms with white/tack boards. Replace carpeting and sheet flooring. Replace ceiling in Shipping/Receiving. Seal penetrations in fire separations. Refinish doors. Replace casework.		\$633,150.00
4	Mechanical Systems	Mechanical systems are mostly old and do not meet the required criteria. Most of the school has been converted to offices and the building is either hot or cold. There is little ventilation in most of the building. Equipment has reached the end of its life.		\$3,875,000.00
5	Electrical Systems	All systems are obsolete and should be replaced.		\$1,230,000.00
6	Portable Buildings	No portables.		\$0.00
7	Space Adequacy:			
	7.1 Classrooms	Deficient.	-1271	
	7.2 Science Rooms/Labs	Adequate.	67.3	
	7.3 Ancillary Areas	Excessive.	658.8	
	7.4 Gymnasium	Deficient.	-605.7	
	7.5 Library/Resource Areas	Adequate.	15	
	7.6 Administration/Staff Areas	Slightly deficient.	-29.1	
	7.7 CTS Areas	Excessive.	175.7	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	4084.7	
	Overall School Conditions & Estim. Costs	Total surplus/deficiency		2820.9 \$6,474,150.00

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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 area information not available for this school.	
1.1.2	Outdoor athletic areas.			
		4	Football field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		N/A		
1.1.4	Site landscaping.			
		4	Mature trees, shrubs and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Bike stands, wood and chainlink fences.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		F.I.	Steep grade slopes towards building at 1965 addition. Although, the basement Art Room in the 1957 portion was the only area noted by staff as having 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				

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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).	5	One vehicular access to south visitor/staff parking lot via on-site ring road. One access to each of two additional staff parking areas. Three pedestrian accesses from City sidewalks. Two additional pedestrian access points at back of school adjacent to ring road. Various other staff access points around the building.	
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).	4	At back (south side of school).	
1.2.4	Fire vehicle access.	5	Fire truck access to all sides of school via two City streets and on-site paved lanes.	
1.2.5	Signage.	5	Signage mounted to stucco at northwest corner of school and a pylon sign located next to highway.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	5	168 staff parking. 2 staff h/c stalls in southwest staff parking lot and 2 staff h/c stalls at south end of east wing. 238 visitor/student parking stalls with 2 h/c stalls against south side of school. Loading zone for shipping/receiving at northeast corner of school.	
1.3.2	Layout and safety of parking lots.	5	Staff parking at various locations around school. Visitor/student parking lot located on south side of building.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving.	
1.3.4	Layout and safety of sidewalks.	5	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and paved. No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Curb cuts not required, since h/c parking is not located on street. Step at south doors, near h/c parking, should be eased to facilitate wheelchair access. Wheel chair unloading zone at level west entrance. No parking at this location. Staff h/c parking in parking lot at tops of stairs: very little room for a ramp installation here. Ramp at east wing staff entrance adjacent to staff h/c stalls.	\$500.00
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$500.00

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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).	F.I.		Some movement reported by maintenance staff at "breezeway" in 1965 addition. Cracked ceramic tile observed at this location.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evidence of movement or cracking.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No concerns.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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 roofing report was provided by CBE. Maintenance staff noted roof leaks in the past, but none recently. Stained ceiling in rooms 126, 164, 233, 250 and 251. Flat SBS and tar & gravel roofing. A Roof Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good access to roof through door in stairwell. Ladders to various roof elevations. Flag pole and satellite dish mounted on roof.	
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).	5 F.I.		New aluminum skylights with drywall bulkheads in Learning Resources and Registration Centres. Existing skylights should be reviewed with roof inspection.	
Other		1		Tree overhanging and resting on roof should be trimmed. Refer to attached photograph.	\$500.00



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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).	F.I.		Brick sills spalling, some cracks, staining at windows, and some parapets show signs of water penetration. Further investigation required. Brick on courtyard walls is stained from stucco.	\$5,000.00
		2		Precast light shelf on south side of 1965 building - paint peeling, concrete deteriorated, some exposed steel. Repair and paint.	
		4		Stucco, painted concrete pilasters and majority of precast appear in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	F.I.		Mortar is missing from some brick joints at parapets (east end 1965 addition) and may be a sign of water penetration from the roof.	
		4		Otherwise flashing and soffits appear to be 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 indication of 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).	F.I.		Dusting on exterior drywall walls on main and lower floors of Learning Resources Centre. Studs and nail heads are telegraphing drastically.  Large crack in plaster at main floor washroom beside main entrance.	
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).	3		Replace doors and hardware.	\$80,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Exit hardware requires regular maintenance but is in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum windows are in reasonable condition.	\$650,000.00
		2		Wood windows are extremely deteriorated as indicated in attached photographs. Wood is decayed, dust and pollutants are entering the building and daylight is visible through gaps in window assemblies. Replacement of all wood windows is recommended.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No indication of problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$735,500.00

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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		Minor cracking in drywall at columns/bulkheads in Professional Library.	
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		Carpet in Learning Resources Centre, Administration, CBE Offices (2nd flr. 1954 bldg.) in good condition. V.A.T. in Corridors, Cafeteria and 1965 classrooms in good condition. Sheet flooring in 1957 main floor classrooms and wood floor in Gym in good condition.	\$43,000.00
		5		Porcelain tile in Registration Centre and Main Entrance in very good condition. Carpet in Registration Centre and Bookroom (formerly Aux. Gym & Stage), Class 104, General Offices (formerly rms. 157 to 161) and Professional Library (formerly rms. 101,102,103,139,140,141) in very good condition.	
		3		Sheet floor in Staff Centre and Shipping is in marginal condition - replace. Carpet in Rooms 146, 205, 218, 227, 228, 233, 234 and 235 is frayed and worn - replace.	
3.2.2	Wall materials and finishes.	5		Brick, block and drywall in Learning Resources Centre, Administration, Professional Library, Registration Centre in very good condition.	\$8,650.00
		4		Painted drywall walls and acoustic panels in Class 104 and Staff Centre (formerly Music Rm. 184); painted walls in 1965 classrooms and General Office; painted drywall walls in 1957 Classrooms and 2nd Flr. 1954 Bldg; demountable partitions in General Office and 2nd Flr. 1954 Bldg and wood dado in Gym 121 all in good condition.	
		3		Plaster walls in Gym 121 require painting.	
3.2.3	Ceiling materials and finishes.	5		12" ceiling tile in main floor Learning Resources Centre and Staff Centre in very good condition. T-bar ceiling in Registration Centre, General Office, 1965 Classrooms and some 1957 2nd flr. classes in very good condition.	\$4,000.00
		4		2 x 4 t-bar ceiling in Learning Resources Centre (lower floor) and Bookroom in good condition. Stippled, acoustic tile and t-bar ceilings in Administration Areas and 2nd Flr. 1954 Bldg. in good condition. Stippled ceilings in Class 104, Professional Library, 1957 classrooms in good condition. 12" acoustic tile ceiling in 1965 classrooms and Gymnasium 121 in good condition.	
		3		T-bar ceiling in Shipping/Receiving is marginal - replace.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	3		Wood doors are generally in good condition. However, many require refinishing.	\$20,000.00
		4		Doors and frames in Registration Centre are new.	
3.2.5	Millwork	5		Staff Centre kitchen has new casework. Display cases and wood trim at main entrance in very good condition.	\$200,000.00
		4		Casework in offices at 2nd Flr. 1954 Bldg. in good condition. Some caulking required at counters - maintenance.	
		3		Original casework in classrooms marginal, metal counter edges damaged and loose, cabinets worn. Replace cabinets.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Blackboards and tackboards in 1957 and 1965 classrooms in marginal condition - replace with tack/white boards.	\$35,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Corridor lockers in reasonable condition. Not able to review motorized Gymnasium divider. Folding bleachers, 6 basket ball hoops, electric scoreboard.	
3.2.8	Washroom materials and finishes.	4		Plastic laminate vanities. Metal toilet partitions. Ceramic and mosaic floor tile. Drywall walls and ceilings.	\$22,000.00
		3		Ceramic wall tile in Men's w/c 137 is cracked, marginal. Acoustic ceiling in w/c 178 is marginal. Mosaic floor tile in locker rooms 165 & 170 is marginal. Replace.	
Other		5		Electronic security gate and geared dumbwaiter in Learning Resources Centre.	

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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>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		F.I.		A code review is required.	
		F.I.		Non-combustible construction, non-sprinklered.	
		F.I.		Appear to be in place. However, a code review is required.	
		F.I.		Appear to be in place. However, a code review is required.	
		F.I.		Appear to be compliant. However, a code review is required.	
		2		Stairs scattered throughout school. Not very accessible. At least one elevator and several stair-lifts and ramps required. Ramp on second floor beside stair-lift is very steep.	\$300,000.00
		4		One stair-lift exists at interior stair adjacent to west "Wheelchair Loading Zone". Barrier-free washrooms located at west end of 1965 addition.	
		F.I.		Asbestos Materials Report noted that asbestos may be found in stair treads, pipe mudding, textured ceiling, ASB pipe insulation, floor tile, transite boards on counters and sheet flooring.	
		3		Dust and pollutants entering the building through poorly sealed wood windows. See 2.4.4.	
Other		F.I.		Railings at stairs do not meet current codes - evaluate with code review.	\$500.00
		2		Seal holes in ceiling at data and telephone entrances in Professional Library office. Seal abandoned wall penetrations in basement electrical room.	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$633,150.00</b>

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		Acceptable as installed	
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					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Installed as required.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2		Entire system does not meet current codes. Based on occupant load and current use the fire protection systems should be upgraded to code. Existing 1 1/2 inch hoses on reels.	\$375,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Are installed as required.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

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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		4 inch service for domestic and fire hoses is adequate for present load.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow prevention has been added on water service. Due to age of system some leaks have been experienced. The system is old and near end of life. Total replacement is recommended.	\$400,000.00
4.3.4	Piping and fittings.	3		System is 50 years old, some pipe has been replaced. Entire system should be replaced. See 4.3.3.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Fixtures are old and worn, taps are leaking and replacement is recommended. Handicapped fixtures should be added. Redundant fixtures should be removed. See 4.3.3.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic water system has been upgraded, shell and tube heat exchanger with 2 500 gallon storage tanks.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3		System is 50 years old, some pipe has been replaced and entire system should be replaced. See 4.3.3.	
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		3- Liberty steam boilers supply required heat. Boilers are 50 years old and have limited controls. Entire system should be replaced as it is breaking down, piping is developing leaks, steam traps leak causing overheating and terminal controls are worn out.	\$1,000,000.00
4.4.2	Heating controls (including use of current energy management technology).	2		There is little control as system is worn out. See 4.4.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2		Combustion air does not meet code. Chimney should be replaced as part of any upgrade. See 4.4.1.	
4.4.4	Treatment of water used in heating systems.	4		Steam system is being treated.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Are installed as required and working well.	
4.4.6	Heating air filtration systems and filters.	2		There is little or no filtering in most of the building. Due to its location, there is considerable dust continually entering the school through cracks, windows etc. This issue should be addressed as part of any ventilation upgrades. See 4.5.1.	
4.4.7	Heating humidification systems and components.	2		None. See 4.5.1.	



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		System is 50 years old and has reached its life expectancy. Components are in poor shape, many areas of inadequate heating exist and system should be replaced. See 4.5.1.	
4.4.9	Heating piping, valve and/or duct insulation.	3		Piping is insulated. In some areas insulation has asbestos. Ductwork is not insulated. See 4.5.1.	
4.4.10	Heat exchangers.	N/a		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	2		There are very few of these installed. Most of the existing are worn out. These should be added and replaced as part of any upgrades. See 4.5.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Heating system is poor. There are many complaints of too much and not enough heating. See 4.5.1.	
4.4.13	Zone/unit heaters and controls.	2		Are near end of life and should be replaced as part of upgrades. See 4.5.1.	
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		Building has limited air handling. Wall ventilators provide most of the ventilation, with a number of units in renovated areas providing ventilation to a small part of the building. Unit ventilators are breaking down and do not filter the air. There is dust everywhere from the adjacent road traffic. Needs 10-12 new air systems to provide ventilation and air conditioning.	\$500,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		Very low due to equipment constraints, 3-5 cfm per occupant. See 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		3-5 a.c See 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	2		Require upgrade and increased capacity. Odors linger throughout the facility. Some areas require exhaust that presently do not have any.	\$250,000.00
4.5.5	Separation of out flow from air intakes.	2		Car exhaust fumes and kitchen exhaust odor is being drawn into the building.	\$100,000.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Upgrades are required.	\$250,000.00
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		Wall ventilators control very inaccurate, ventilation units have pneumatic control, boilers and heating have little control; mostly manual.	\$100,000.00
	4.5.8 Air filtration systems and filters.	2		None in wall ventilators. 2 inch on air handlers. See 4.5.1.	
	4.5.9 Humidification system and components.	2		None exist. Should be added.	\$200,000.00
	4.5.10 Heat exchangers.	N/A		None.	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		In reasonable condition.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	2		None. Should be added as the building is used year round and gets extremely hot.	\$500,000.00
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		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2		Should be incorporated in any upgrades.	\$200,000.00
	Overall Mech Systems Condition & Estim. Costs			Systems are in poor condition and due to their age replacement and upgrades should be considered.	\$3,875,000.00

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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).	4		2000A/1800AT 120/208 Volt Service. 453 KVA Demand Underground Service from padmount transformer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Minimal Exterior lighting of parking areas next to building. Minimal exterior lighting at canopies at entrances. Parking lot lighting for student parking area at rear of school adequate.	\$10,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		One for each Parking Stall 146 Total. Receptacles in good condition.	
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		Simplex 4100 Fire alarm system Fire alarm bells. No Strobes. Heat detectors installed in storage rooms	\$20,000.00
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. Incandescent Type Many not powered by battery backup.	\$30,000.00
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 on main service Protection required on down stream panels.	\$30,000.00
5.3.2	Panels and wireways capacity and condition.	3		Panels are in good condition but are obsolete. Westinghouse panelboards in shops Square D panelboards full. New panelboards required.	\$50,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Inadequate general purpose receptacles in school.	\$40,000.00
5.3.5	Motor controls.	3		Local motor starters. Many are obsolete.	\$50,000.00
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	1954 1957 1964	Classrooms - Surface mount 2 lamp cross blade fluorescent. 35FC. - Suspended 2 lamp 1 by 4 cross blade fluorescents. - Suspended 2 lamp 1 by 4 acrylic cross blade fluorescents. Gymnasium - Recessed 400 W Metal Halide fixtures. 30FC. Library - Recessed 1 by 4 TBAR fluorescents. 50 FC. Computer area - Recessed 1 by 4 TBAR parabolic fluorescents. 20 FC  Many lighting systems obsolete. Inadequate lighting levels.	\$1,000,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting recommended for replacement may contain PCB Ballasts.	
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 basement storage room.	
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).	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		Patch panels mounted in various telecom closets, storage rooms, Main cabling termination in storage room in basement.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits for computer equipment. 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		Intrusion alarm system installed.	
5.6.3	Master clock system (if applicable).	4		Simplex 2350 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).	4		Garaventa Stair Lift 1 passenger, 450 Pounds	
5.7.2	Condition of elevators/lifts.	4		Good	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs			Many systems obsolete and inadequate	\$1,230,000.00

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>	N/A	No portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$0.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	32	varies	2329	45	80	3600	-1271	
7.2	Science Rooms/Labs	12	varies	1147.3	9	120	1080	67.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4 3 3 2	varies	1728.8	2 9	130 90	1070	658.8	
7.4	Gymnasium (incl. gym storage)	3	730.1 528.2 196.8 64.2	1519.3	2		2125	-605.7	
7.5	Library/Resource Areas	1		880	1		865	15	Unable to read the area for the Library, area used is an estimate interpolated from the drawings supplied.
7.6	Administration/Staff, Physical Education, Storage Areas			1705.9		1045 360 330	1735	-29.1	
7.7	CTS Areas								
	7.7.1 Business Education	4	varies	319.6	6	115	690	-370.4	
	7.7.2 Home Economics	4	varies	460.4	1 1 1	160 100 160	420	40.4	
	7.7.3 Industrial Arts	2	varies	589.3	1 1	280 375	655	-65.7	
	7.7.4 Other CTS Programs	3	varies	296.6				296.6	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			8208.7		2355 1130 426 213	4124	4084.7	Cafeteria, extensive corridor/tunnel system to tie the 3 buildings together
	<b>Overall Space Adequacy Assessment</b>	73		19184.9	79		16364	2820.9	Areas were not available for present building layout.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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