

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:		Westgate Elementary School			School Code:		9140
Location:		150 Westminster Drive S.W.			Facility Code:		1462
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:		725
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		1960	1	3162.7	Wood frame, flat roof, brick, stucco and wood cladding.	Steam heating with wall ventilators	
Additions/ Expansions		1964	1	649.8	Wood frame, flat roof, brick, stucco and wood cladding.	Hot water heating with central ventilation	
		1967	1	1669.2	Masonry, flat roof, brick, stucco and wood cladding.	Hot water heating with central ventilation	
Total Area				5481.7			
					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 (Environmental Health Professionals Ltd.)					

School Facility Evaluation Project
Part I - Facility Profile and Summary

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Replace playground equipment and add barrier-free parking stall with signage.	\$60,750.00
2	Building Exterior	Wood siding, fascia, soffits, concrete block and wood windows require repainting. Some soffits require repairs. Replace exterior doors and hardware. Some sealed window units have failed and require replacement.	\$85,000.00
3	Building Interior	Replace and/or repair various floor and ceiling finishes. Replace computer work stations. Add barrier-free washroom facilities.	\$208,500.00
4	Mechanical Systems	Mechanical systems in original building are 50 years old and do not meet the requirements of a school. Life safety systems require upgrades. Addition is in good shape requiring life safety and IAQ upgrades.	\$1,120,000.00
5	Electrical Systems	Lighting systems require upgrading	\$177,000.00
6	Portable Buildings		\$0.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive.	259.5
	7.2 Science Rooms/Labs	Deficient.	-190.4
	7.3 Ancillary Areas	Deficient.	-108.3
	7.4 Gymnasium	Deficient.	-226.6
	7.5 Library/Resource Areas	Adequate.	-1.5
	7.6 Administration/Staff Areas	Deficient.	-271.3
	7.7 CTS Areas		0
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive.	374.8
	Overall School Conditions & Estim. Costs	Total surplus/deficiency	-163.8 \$1,651,250.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	1.437 ha (3.55 acres)	
1.1.2	Outdoor athletic areas.			
		4	Soccer, baseball and skating rink in adjacent fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		2	Wooden playground equipment is obsolete, has rusted hardware and due for replacement.	
		4	Basketball hoops in paved schoolyard.	\$60,000.00
1.1.4	Site landscaping.			
		4	Trees, shrubs and grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Painted guardrails, bike stands, flag pole and chainlink fencing.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	Grades slope away from building. No evidence of water damage at foundations.	
1.1.7	Evidence of sub-soil problems.			
		4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No concerns.	
Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

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. Three entrances accessible from City sidewalks.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	On City streets.	
1.2.4	Fire vehicle access.	4	From two City streets and through playing fields.	
1.2.5	Signage.	4	Mounted on brick veneer beside main entrance.	
Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

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	36 parking stalls. Add barrier-free parking stall with signage.	\$750.00
1.3.2	Layout and safety of parking lots.	4	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt paving.	
1.3.4	Layout and safety of sidewalks.	4	Concrete and asphalt sidewalks/paths in good condition.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Concrete ramp at front entrance.	
Other				
	Overall Site Conditions & Estimated Costs			\$60,750.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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 evidence of movement or cracking on exterior of building.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No evidence of differential movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No evidence of movement.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.		Maintenance staff indicated that roof leaks are an ongoing issue. Stained ceiling observed in Rooms 1058, A Roofing Inspection is recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Antenna 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).	4		Appear to be in good condition. No evidence of leaks.	
		5		New light pipes have been added to some classrooms without windows. However, several inner classrooms remain with no natural light.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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).	2		Paint finish on wood cladding is in poor condition and should be stripped and repainted. Concrete block pilasters require repainting.	\$15,000.00
		4		Stucco and brick finishes are in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2		Wood fascia and soffits require patching and painting. Screens in soffits also require repair.	\$5,000.00
		4		Metal flashing in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4		No evidence of building envelope problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to City storm water system. Entrance canopies drain onto site through surface mounted rain water leaders. No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of building envelope problems.	
Other		3		Allowances have been made in Section 4 and 5 for architectural costs associated with recommended mechanical and electrical revisions.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Exterior doors are original and have deteriorated a great deal. Replacement of doors and hardware is recommended.	\$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		Panics are original and should be replaced. See 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5 2 4		New clerestory windows in corridor in very good condition. Wood windows require repainting \$15,000.00. Some sealed units have failed and require replacement \$30,000.00. Paint on inside surface of windows in good condition.	\$45,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Operating well.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No evidence of building envelope problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$85,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Painted concrete block and drywall partitions. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.		Wood floors in many of the classrooms is sagging and causing flooring to crack.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Partial carpeting in classrooms is in poor condition - replace \$30,000. V.A.T. and sheet flooring in Corridors in poor condition - replace \$36,000.00.	\$173,000.00
		3		Carpet in Staff Room and Administration is in marginal condition - replace \$11,000.00. Sheet flooring in many of the classrooms is cracked and in poor condition - replace \$65,000.00. However, a review of the sagging subfloor should be completed prior to proceeding with replacement. Carpet in Library is frayed in places and should be repaired - \$1,000.00	
		4		Sheet flooring in Staff Room and wood floor in Gymnasium and Stage is in good condition. Terrazzo flooring in good condition - no cracks.	
		5		Ceramic floor tile at Entrance 1025 and carpeting in Music room in very good condition.	
3.2.2	Wall materials and finishes.	5		Walls painted in 1999 and in very good condition. Painted drywall and concrete block. Demountable partitions in Library Classrooms in very good condition.	
		4		Wood dado and painted stippled walls in Gymnasium in good condition.	
3.2.3	Ceiling materials and finishes.	3		12" acoustic ceiling tile in Entrance 1025 and Computer Room in marginal condition - replace \$5,000.00.	\$5,000.00
		4		T-bar ceiling in Classrooms and Library in good condition. 12" acoustic ceiling tile in Gymnasium in good condition.	

School Facility Evaluation Project
Part I - Facility Profile and Summary

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.	4		Wood doors and frames in good condition.	
3.2.5	Millwork	4 2		Cabinetry in good condition. Counters require caulking. \$500.00. Computer work surfaces in poor condition. Provide new work stations. \$10,000.00	\$10,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Tackboards, chalkboards, whiteboards and a/v screens in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Folding metal boot shelving in Entrance 1025. Wallclimber and basketball hoops in gymnasium.	
3.2.8	Washroom materials and finishes.	4		Mosaic and ceramic floor tile, ceramic wall tile in good condition, metal toilet partitions, painted concrete block walls and drywall ceiling - all in good condition.	
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 Code review is recommended for this school.		
		3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	F.I.	Combustible. Non-sprinklered.	
		3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	Appear to be in place. However, should be reviewed with the Code study.	
		3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	Appear to be in place. However, should be reviewed with the Code study.	
		3.3.4	Exiting distances and access to exits.	F.I.	Appear to be compliant. However, should be reviewed with Code study.	
		3.3.5	Barrier-free access.	2	No barrier-free washrooms. Add facilities.	\$20,000.00
		3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	Asbestos Materials report indicated that asbestos is expected in boiler parging, pipe insulation and mudding, floor tile, textured coated ceilings, countertops, sheet flooring and transite boards on univent heaters.	
		3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		
Other		F.I.	The following items should also be reviewed with the recommended Code study: Fire ratings of service room doors could not be confirmed.			
	Overall Bldg Interior Condition & Estim Costs				\$208,500.00	

School Facility Evaluation Project
Part I - Facility Profile and Summary

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		Site drains well, with no apparent problems.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Hose bibbs around exterior of building.	
	4.1.3 Outside storage tanks.	N/A		None.	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	N/A		see 4.2.1	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2		Entire fire protection system requires upgrade.	\$85,000.00
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Located throughout the building as required.	
	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	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		Municipal water system is working well.	
4.3.2	Water treatment system(s).	N/a		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Have been upgraded and are working well.	
4.3.4	Piping and fittings.	4		Have been upgraded and are working well.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Have been upgraded and are working well, redundant fixtures should be removed. Handicapped fixtures should be added.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Have been upgraded and are working well, John Wood 503.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Systems are working well.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Existing Liberty steam boiler is 50 years old and has limited remaining life. Unit is inefficient. Entire heating system (wall ventilators) should be replaced. Fan systems in addition are working well.	\$275,000.00
4.4.2	Heating controls (including use of current energy management technology).	3		Thermostats are installed on walls. Boilers controls are mostly manual. Air handlers have some pneumatic controls.	\$50,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Combustion air system is not to code. Chimney radiates a lot of heat.	\$10,000.00
4.4.4	Treatment of water used in heating systems.	4		Chemical treatment program is in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		System is working well and being maintained as required.	
4.4.6	Heating air filtration systems and filters.	3		Limited filtering is done through wall ventilators. See 4.4.8.	
4.4.7	Heating humidification systems and components.	N/A		None.	

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		System is old (50 years) and causing problems. Parts are not available as units breakdown.	\$200,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4		Limited insulation on steam mains only.	
4.4.10	Heat exchangers.	4		Converts steam to hot water for addition only.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Existing system is working well.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Numerous complaints exist about overheating. See 4.4.8.	
4.4.13	Zone/unit heaters and controls.	3		Units have reached the end of their life and are constantly breaking down. See 4.4.8.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Three air handlers in 1964 addition, provide heating and ventilation for north classrooms, south classrooms, and library. Units are modular type, with heating coils, filters, supply fan, mixing section. Central return fan for all units.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Units have limited o/a capability that should be improved.	\$75,000.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Very low would estimate 3 ac. see 4.5.2.	
4.5.4	Exhaust systems capacity and condition.	3		Odors exist in numerous areas.	\$50,000.00
4.5.5	Separation of out flow from air intakes.	4		No crossflow problems exist.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Some dedicated systems are required for range hoods, laminators etc.	\$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).	N/a		None.	
4.5.8	Air filtration systems and filters.	N/A		None.	
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		Systems are in good shape.	
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		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		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	N/A		Should be incorporated as part of any upgrades.	\$125,000.00
	Overall Mech Systems Condition & Estim. Costs				\$1,120,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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	800A 120/208 Volt service. 96 KVA demand. Underground service from padmount transformer.		
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Minimal exterior lighting. No lighting at soffits.		\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	One for each parking stall 26 total. Receptacles in good condition. Receptacles require weather proof cover plates.		\$500.00
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).	4		Simplex 4002 fire alarm system. Fire alarm bells/strobes. Heat detectors installed in storage rooms.	
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).	4		Adequate exit lights. Incandescent type.	
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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. Computer room Lab panel has surge protection. Unit has failed, not working.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3		Panels are in good condition but are obsolete. JR Stevenson Panelboards, 120/240 Volt Single Phase. Old service entrance panels, 150A Main breaker, Westinghouse Panelboards, obsolete. New panelboards required.	\$30,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4 3		Specification-grade receptacles. Condition good Inadequate general purpose receptacles in school.	\$8,500.00
5.3.5	Motor controls.	4		Local motor starters in good condition. Allen bradley. General Electric Combination starters.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1960 1964 1968	Classrooms - Surface mount 2 lamp cross blade fluorescent. 35FC. Gymnasium - 2 lamp surface mount gym wire guard fixture. 30FC. Washrooms - Incandescent surface mount fixtures. Library - Surface mount 2 lamp cross blade fluorescent. 50 FC. Washrooms - Incandescent surface mount fixtures. 15 FC Classrooms - Surface mount 2 lamp cross blade fluorescent. 70FC Classrooms - Recessed 2 lamp Fluorescent Fixtures Classrooms - Surface 4 lamp wrap around Fluorescent Fixtures 60FC	\$130,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	FI		Lighting fixtures recommended for replacement may contain PCB ballasts and therefore, 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					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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 below office.	
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. Patch panels mounted in Library Workroom. Patch panel in room 1060.	
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.	
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 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					\$177,000.00

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

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	24	varies	1939.5	21	80	1680	259.5	
7.2	Science Rooms/Labs	1	94.6	94.6	3	95	285	-190.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	79.9 92.4 56.4 83.0 110.0	421.7	5	2@130 3@90	530	-108.3	
7.4	Gymnasium (incl. gym storage)	1	371.6 28.8	400.4	1	570 57	627	-226.6	
7.5	Library/Resource Areas	1	308.5	308.5	1	310	310	-1.5	
7.6	Administration/Staff, Physical Education, Storage Areas		185.8 61.8 163.1	410.7		467 95 120	682	-271.3	
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)			1906.3		858.5 412 174 87	1531.5	374.8	
	Overall Space Adequacy Assessment	32		5481.7	31		5645.5	-163.8	

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

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments