School Name: Eugene Coste Elementary School
Location: 10 Hillgrove Crescent S. W., Calgary
Region: South
Jurisdiction: Calgary Board of Education
District No 19
Grades: ECS to 6

School Code:
Facility Code: 1525
Superindendent: Dr.Donna Michaels
Contact Person: Leanne Soligo
Telephone: 214-1143
School Capacity: 573

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	1959	One	3,163	Wood frame walls, wood beams and wood deck roof, stucco cladding	Fire suppression: 40 mm. Hose and valve system in cabinets tied to building service Water Supply: 100 mm. service from street Heating: Steam, with 1959 boiler @ 3,500,000 BTU Ventilation: unit ventilators in 1959 wing; central unit with fresh air capability in 1966 wing	
Additions/ Expansions	1966	One	1,945	Concrete block walls, wood beams and wood deck roof, brick cladding		
Total			5,108			

Evaluator's Name: Doug Campbell
& Company: Carruthers & Associates Architects Inc.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						

List of Reports/ Supplementary Information	Asbestos report by Environmental Health Professionals for Calgary Board of Education - August 4, 1998 Roof plan showing dates of roof replacement for all wings

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Srrounding drainage and hard surfaces require repair/replacement	$74,000
2	**Building Exterior**	Roofs , windows, & doors require replacement.	$542,600
3	**Building Interior**	Floors, doors, & ceilings require replacement.	$260,000
4	**Mechanical Systems**	Existing Steam Heating Boiler and Unit Ventilators for 1959 wing to be upgraded with new boilers and air systems. 1967 wing air systems are adequate but new control technology to be incorporated throughout.	$340,000
5	**Electrical Systems**	Existing service and panelboards where required need replacement. New lighting should be installed and branch circuitry upgraded to meet needs.Energy efficiency performance will be improved with new lighting and LED exit signs.	$251,000
6	**Portable Buildings**	None	$0
7	**Space Adequacy:**		
	7.1 Classrooms	Deficiency: -131m2	
	7.2 Science Rooms/Labs	Deficiency: 285m2	
	7.3 Ancillary Areas	Surplus:44m2	
	7.4 Gymnasium	Deficiency: 84m2	
	7.5 Library/Resource Areas	Surplus:108m2	
	7.6 Administration/Staff Areas	Deficiency: 111m2	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus:110m2	
	Overall School Conditions & Estim. Costs		$1,467,600

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Total site area 24,385.44 sq. m. (2.438 hectares), including the building, parking lot and playing fields with a baseball diamond. In addition, the school has access to an adjoining city park with a soccer field and another baseball diamond. This is adequate.	
1.1.2	Outdoor athletic areas.	3	Paved tetherball and basketball surface in courtyard has a cracked, uneven asphalt playing surface; Baseball diamond has depressions along baselines, and steel backstop supports are rusted. Soccer goals need cross-bar.	$13,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative playground equipment is relatively new and in good condition	
1.1.4	Site landscaping.	4	Primarily grass; some shrubs at east and north walls.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Perimeter fencing and bicycle racks in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Surface drainage runs toward the building on the south and southwest sides. Courtyard has a low area along the west side, lowest at the southwest corner, despite recent raising of the concrete paving. There has been signifificant ponding. Past attempts to rectify the problem have been unsuccessful.	$12,000
1.1.7	Evidence of sub-soil problems.	3	Paved surfaces and grade next to the building show settlement. Concrete sidewalks at the south and west sides have pulled away from the foundation wall, leaving gaps of up to 100 mm. This indicates water infiltration. Past attempts to rectify the problem have been unsuccessful.	$10,000
1.1.8	Safety and security concerns due to site conditions.	3	Lawn at east side drains onto sidewalk, causing icing. No handicapped ramps (see 1.3.6 below).	$5,000
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	Pedestrian access from Hillgrove Cres. - sidewalks with steps to southeast (main) and northeast building entries. Pedestrian access from 96th Avenue - sidewalk to southwest entry Vehicle access from 96th Avenue to parking lot (west of the building).	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking access drive is gravel.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No on-site bus drop-off or street lay-by. Drop-off occurs on Hillgrove Crescent S.W. This causes some traffic congestion during rush hours.	
1.2.4	Fire vehicle access.	5	Two streets and parking lot	
1.2.5	Signage.	4	Main entry requires better sign. Bus drop-off sign required.	
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	44 stalls total in one lot 24 plug-ins	
1.3.2	Layout and safety of parking lots.	4	90^{o} parking 2 sides with one access drive.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel parking lot. Drainage poor - becomes very muddy with rain or snow melt. New Gravel Required	$8,000
1.3.4	Layout and safety of sidewalks.	3	Cracked and heaved concrete sidewalk panels cause trip edges.	$10,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	All sidewalks concrete; south and east sidewalks receive runoff from lawns, causing icing.	$10,000
1.3.6	Curb cuts and ramps for barrier free access.	2	None - all entries have steps. No marked and paved handicapped stall.	$6,000
Other				
	Overall Site Conditions & Estimated Costs			$74,000

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).	3	1959	Concrete entry stairs at northeast and northwest sides are cracked, indicating settlement of soil under stairs.	$8,000
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1959 & 1967	Minor separation of walls at junction of original 1959 building and 1966 addition. Gymnasium wall has cracks in the stucco on all sides, indicating settlement. Paving has pulled away from foundation wall 50 to 100 mm. at south and west sides, allowing water penetration.	$5,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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 states of repair.***		**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).	3	1959 1967	North and east wings - roofs installed 1979. West wing - re-roofed in 1995. Re-roofed 1983 (see attached roof plan). All roofs are tar and gravel BUR. Extensive ponding - several areas are lower than drains. Flashings improperly installed; failing in some areas, especially at the wall above the south side of the north corridor - water is entering the wall system, cracking stucco and staining ceiling. Some drains lack grates. Firewalls do not have cap flashings; extensive paint peeling. Spongy insulation near roof hatches.	$131,600
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1959	Access ladders over firewalls is required.	$3,000
2.2.3	Control of ice and snow falling from roof.		N/A		
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1967	Clerestory windows are sound - no rain penetration	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1959	Spalling parging and peeling paint on concrete foundation walls - original building.	$10,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1959	Fascias and wood panels above windows have extensive paint peeling - east side of original building Paint peeling from wood clapboard panels - west side.	$40,000
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1959	Stucco around washroom vents in south wall of north wing shows staining and deterioration due to condensation or runoff. Peeling paint between outer and inner windows indicates condensation.	$5,000
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1959	Corridor walls have cracks above some classroom doors. Corridor ceilings have water stains - east and north corridors.	
Other					

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	All	Typical exterior doors are wood. Some paint peeling. Weather seals require replacement.	$45,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Some closers replaced. All other hardware original.	see above
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Worn condition.	see above
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1959	Majority original - single glazing in wood frames with single-pane interior storm windows. Exterior sill is not sloped for drainage.	$285,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1959	Original	see above
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1959	Peeling paint on exterior and between windows indicates condensation and poor drainage.	$10,000
Other					
	Overall Bldg Exterior Condition & Estim Costs				$542,600

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	1959	Some cracking in plaster above corridor doors into classrooms.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1959	Gymnasium floor and north corridor floor shows differential settlement - not level. Vestibules on both sides of washrooms in north wing have extensive cracks in the floors running parallel to the washroom walls. Floor slabs slope away on both sides, indicating settlement.	
			1967	Floor slab settlement is evident at interior partition walls.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1959	Southeast and northwest wings - vinyl tiles are worn, some lifting. Gymnasium floor - Maple floorboards have shrunk and separated.	$45,000
3.2.2	Wall materials and finishes.	FI	1959	Corridor walls have hardboard wainscot with plaster above; classroom walls painted plaster. Gymnasium walls have texture spray containing asbestos - reachable by students.	
			1967	Classroom walls textured concrete block.	
3.2.3	Ceiling materials and finishes.	2	1959	Ceilings sprayed with asbestos-containing plaster.	
			1967	Cedar ceiling boards accumulate dust, which then is visible through the gaps between boards.	$65,000

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.	3	All	Typical wood solid core; metal rated doors at fire separations. Hardware is original - worn condition. Handles are round - no lever handles for handicapped access.	$90,000
3.2.5	Millwork	4	1959	Millwork is original - wood cabinets with p-lam or marmoleum countertops. Worn and battered in original building.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Typically original wood-framed blackboards in classes.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1959	Climbing bars and badminton/volleyball net sockets installed. No fixed basketball hoops Insufficient equipment storage.	$30,000
3.2.8	Washroom materials and finishes.	4	All	Quarry tile floors. Painted concrete block walls, painted plaster ceiling. Mosaic tile urinal bases. Original stall partitions. Original porcelain sinks remain. Generally adequate condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Bldg. Section**	**Description/Condition**	
		FI	All	Asbestos is used extensively in materials - plaster of walls and corridors, and behind convector cabinets in the original building, and in transite wall panels in the 1966 addition. A removal/encapsulation programme is required.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1959 1967	Combustible - wood frame walls, wood beams and roof deck. Combustible - concrete block walls with wood beams and wood roof deck. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		45-minute doors in brick fire walls between original and 1966 additions.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1959 1967	Corridor walls typically wood frame with plaster finish. Corridor walls concrete block. Fire separations typically concrete block.	
3.3.4	Exiting distances and access to exits.			Further study needed.	
3.3.5	Barrier-free access.	2	All	Barrier-free access ramp, doors and hardware needed. Washrooms have no accessible stalls. No lever door handles.	$30,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		August 1998 asbestos report prepared by Environmental Health Professionals for the Calgary Board of Education. Asbestos used extensively - see above. Classroom baseboards may have exposed lead paint.	N/A
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI	1959	Air quality is a concern because air intake vents for the original building are near ground level at the northeast side of the building. These draw dust and dirt into the air supply. Mice have been seen in the service tunnels.	N/A
Other					
	Overall Bldg Interior Condition & Estim Costs				$260,000

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 drainage consists of grading to swales to run-off to streets, catch basin in mechanical tunnel courtyard.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.			Not applicable.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Street hydrant is located in front of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and valve system in cabinets tied to building service.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			Not applicable.	
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	All Sections	100 mm service from street, service runs to 50 mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate, require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater gas fired in 1959 boiler room and one unit in 1966 mechanical room.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).			Not applicable.	
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		Single low pressure steam boiler installed in 1959. Unit supplies heat for the entire school including 1966 addition. Capacity is approximately 3,500,000 BTUH due to age, unit should be replaced.	$160,000
4.4.2	Heating controls (including use of current energy management technology.	3		Controls are all pneumatic and to large extent original. No current technology is employed.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustible air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	4		Fiberglass media.	
4.4.7	Heating humidification systems and components.			Not applicable.	

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		1959 portion is all steam distribution and should be replaced.	See 4.4.1
		4		1966 portion is hot water supply and return and is in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Generally piping is insulated throughout.	
4.4.10	Heat exchangers.	4		1966 portion has a steam to hot water exchanger.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Unit ventilators have mixing sections throughout 1959 portion and are an ongoing maintenance concern.	See 4.4.1 & 4.5.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		1966 portion is generally ok.	
		3		1959 portion is subject to some areas of discomfort due to unit ventilator performance.	See 4.5.1

Section 4	Mechanical Systems	Rating	Bldg. Section	Comments/Concerns	Estim. Cost
4.4.13	Zone/unit heaters and controls.	4		Generally ok.	
Other					
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	3		1959 portion has no air supply system and depends on unit ventilators.	$150,000
		4		1966 portion has central air handling unit in good condition.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		1959 portion has potential if unit ventilators actually maintain outside air minimum, however unlikely.	See 4.5.1
		4		1966 portion has good air flow and with minimum set point on mix outside air is obtainable.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		1959 original design of unit ventilators would give 6 to 7 air changes. This is less likely now due to age of equipment.	See 4.5.1
		4		1966 portion originally design gave air changes in the order of 12.	
4.5.4	Exhaust systems capacity and condition.	2		1959 portion has one central exhaust fan which exhausts classrooms, storage areas, and washrooms through common system. Gym has separate exhaust.	$30,000

Section 4	Mechanical Systems	Rating	Bldg. Section	Comments/Concerns	Estim. Cost
		4		1966 portion has separate exhaust for washrooms.	
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intakes is acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).			Not applicable.	
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3		1959 portion has no ventilation controls . 1966 portion ventilation has pneumatic controls but are operated manually as to stop/start, no minimum position for outside air dampers.	See 4.7.1
4.5.8	Air filtration systems and filters.	4		Systems have 50 mm fiberglass filters.	
4.5.9	Humidification system and components.	N/A		No humidity except for evaporative cooler in 1966 wiring.	
4.5.10	Heat exchangers.	N/A		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork in good shape.	
Other		F.I.		Currently 1966 wing uses ceilings and corridors for return air with large amounts of exposed wood.	
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).			Not applicable.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
Other				Not applicable.	
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.			Building controls are pneumatic, no energy management, getting old, poor control of air system as to minimum outside air. Major alarms are tied to off site monitoring.	
	Overall Mech Systems Condition & Estim. Costs	3		School requires upgrade to boiler plant, original school ventilation and controls.	$340,000
				Evaluator: Dale Way, Hemisphere Engineering	

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).	**2**		Main service 400 amps, 3 phase, 4 wire fed underground. Existing service is 30 years old and consists of disconnects and splitters feeding mechanical and original main distribution equipment which is years old and still used. Provide a new service entrance distribution system and abandoned and centralized segmented system.	$20,000
		3		Existing parking lot is fine. New lighting required to be installed on building exterior.	$3,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	**3**		Existing car plug-ins are damanged and need to be upgraded.	$7,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, 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).	**5**		Has recently been done and meets code.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	**5**		Has recently been done and meets code.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	**2**		Existing system is base building and needs replacement, additional installed and connected onto emergency power.	$9,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldng. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	**N/A**	**1967**		
5.3.2	Panels and wireways capacity and condition.	**3**	**1967**	Existing panels are fine. Additional panels required to provide circuits for computer and convenience outlets throughout.	$7,500
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**N/A**	**1967**		
5.3.4	General wiring devices and methods.	**3**	**1967**	Existing wiring fine. Additional branch circuit wiring required to allow for outlets in corridors and classrooms for general convenience.	$5,000
5.3.5	Motor controls.	**4**	**1967**		
Other		**2**	**1967**	Provide additional distribution, control, wiring to meet mechanical upgrades.	$3,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldng. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	**2**	**1959**	None existing.	$1,500
5.3.2	Panels and wireways capacity and condition.	**3**	**1959**	Existing panels are generally over 45 years old, obsolete and at 100% capacity. Supply and install new panels to meet computer and convenience outlet requirement with space for future needs.	$22,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**N/A**	**1959**		
5.3.4	General wiring devices and methods.	**3**	**1959**	Existing installation although in fair condition is generally over 40 years old and needs replacement. Supply new wiring and devices to meet users needs and requirements.	$19,000
5.3.5	Motor controls.	**3**	**1959**	Generally old and obsolete. Replace with new in a grouped MCC.	$9,000
Other		**3**	**1959**	Provide additional distribution, control, and wiring to meet mechanical upgrades.	$10,000

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**	**1959**	Existing lighting consists of incandescent, surface mounted blade and pendant mounted, plastic blade in classrooms. Lighting levels in classrooms 30 fc, corridors 15 - 20 fc, and gym 30 fc. Replace all lighting with fluorescent c/w T-8 lamps and electronic ballasts to provide even, maintained 50 fc lighting levels in classrooms, 20 fc in corridors, and 30 fc in gym.	$64,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	**3**	**1959**	Existing ballasts are at the end of their life cycle, probably contain PCB's. Estimated cost for safe removal.	$5,000
5.4.3	Implementation of energy efficiency measures and recommendations.	**3**	**1959**		Cost identified under 5.4.1 and 5.3.2
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	**3**	**1967**	Existing corridor lighting consists of surface strip c/w clips on acrylic lens. High maintenance and lenses are obsolete. Lighting level 20 fc. Lighting in classrooms are suspended 1 x 4 c/w opal lens. Lighting levels are less than 20 fc. Lighting in library combination incandescent and 1 x 4 pendant fluorescent. Lighting levels 15 - 40 fc. Existing lighting system is inefficient and does provide required fc and should be totally ugpraded.	$27,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	**4**	**1967**		
5.4.3	Implementation of energy efficiency measures and recommendations.	**3**	**1967**		Cost identified under 5.4.1 and 5.3.2
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	**4**			
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	**4**			
5.5.3	Network cabling (if available, should be category 5 or better).	**4**			
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	**4**			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	**4**			
5.5.6	Provision for dedicated circuits for network equipment iI.e., hubs, switches, computers).	**3**		Existing system does not provide required dedicated circuits for existing and future needs. Provide new wiring and outlets for existing and new computer equipment throughout the school.	$20,000
Other		**3**		Presently there is no local area network installed throughout the school. Provide 2 - 4 cable drops in all classrooms and designated teaching areas.	$19,000

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**			
5.6.3	Master clock system (if applicable)	**4**			
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (ie. sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts				
5.7.3	Lighting and ventilation of elevators/lifts	**N/A**			
Other					
	Overall Elect. Systems Condition & Estim. Costs			Existing system in portions of building are obsolete and at the end of their life cycle and need replacement.	$251,000
				Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates	

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	72.3	1229	17	80	1360	-131	
7.2	Science Rooms/Labs	0			3	95	285	-285	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	88.8	444	1,3	130,90	400	44	
7.4	Gymnasium (incl. gym storage)	1		389	1		473	-84	
7.5	Library/Resource Areas	1		352	1		244	108	
7.6	Administration/Staff, Physical Education, Storage Areas			322			443	-111	
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)			1192			1302.6	110	
	Overall Space Adequacy Assessment			3928			4507.6	-349	Net Capacity=560, Design instructional Area=2762 Reported Area=5107.1

Evaluation Component/ Sub-Component	Additional Notes and Comments