

School Facility Evaluation Project  
Part II - Physical Condition

School Name:	Edgemont			School Code:	9379	
Location:	55 Edgevalley Circle N.W., Calgary			Facility Code:	1582	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214 - 1123	
Grades:	K - 4			School Capacity:	750	
<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>
Original Building	1990	1	3806.1	Concrete and steel structure, masonry walls, brick and stucco cladding.	Hot water heating system - 3 BRYAN CL-150-W-100G gas water tube boilers. System complete with reheat coils, perimeter radiation. System complete with heat exchanger and pumps. Computer room needs A/C, air balance required in some areas, some re-heats required on 2nd floor classrooms.	
Additions/ Expansions	None					
Sub Total			3806.1			

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Upgrading/ Modernization (identify whether minor or major)	None					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1990 1991	1 1	1188.8 200.0	Wood Frame, flat roof , metal siding.	Forced air ceiling distribution heating system plus roof top A/C units for each classroom.	
Total			5194.9			
List of Reports/ Supplementary Information	Asbestos materials report not available.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally very good , good drainage except at east side where some ponding occurs at asphalt surface east of portable classrooms.	\$7,500.00
2	Building Exterior	Brick and stucco walls, sloped standing seam metal roof cladding and parapet flashing. Painted concrete block and gypsum board. Good condition throughout.	\$0.00
3	Building Interior	Interior generally in excellent condition. Require some remedial work in ECS rooms 125 and 126 see item. 3.3. Other , dangerous situation with unprotected set of stairs to lower floor area.	\$25,000.00
4	Mechanical Systems	Hot water heating system - 3 BRYAN CL-150-W-100G gas water tube boilers. System complete with reheat coils, perimeter radiation. System complete with heat exchanger and pumps. Computer room needs A/C, air balance required in some areas, some re-heats required on 2nd floor classrooms.	\$26,500.00
5	Electrical Systems	Underground power feed. 600 VAC, 3 phase to main switch. Main breaker is 800 amp. Repair existing lens and add ventilation in elevator. Add dedicated circuits to classrooms for computers. Upgrade to lighting system in gym area is required.	\$47,500.00
6	Portable Buildings	Metal clad exterior, vinyl surface gypsum board walls, carpet floors.	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	2.21% surplus	
	7.2 Science Rooms/Labs	-66.95% deficient Only 1 science room in program.	
	7.3 Ancillary Areas	51.00% surplus Emphasis is on ancillary programs. 5 rooms are used compared to allowance of 4.	
	7.4 Gymnasium	-1.23% deficient	
	7.5 Library/Resource Areas	2.28% surplus	
	7.6 Administration/Staff Areas	34.96% surplus Staff space is minimal. Storage is an issue.	
	7.7 CTS Areas and portables	no cts programs 14 portables are in use compared to allowance of 8 for a 400 capacity core school.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	38.31% surplus	
	Overall School Conditions & Estim. Costs	18.93% surplus for total area.	\$106,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	Adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate. Metal equipment in good condition.	
1.1.4	Site landscaping.	4	Adequate.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link up to residential neighbourhood sites.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Generally very good, except some ponding occurs at paved area east of 1990 portables. Additional paving fill to low areas could overcome the problem.	\$7,500.00
1.1.7	Evidence of sub-soil problems.	4	Adequate	
1.1.8	Safety and security concerns due to site conditions.	4	Adequate	
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	Vehicle and pedestrian access points (i.e., size, number, visibility, safety).	4	One access point from Edgevalley Circle NW.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	On site , asphalt drive way / drop off.	
1.2.4	Fire vehicle access.	4	Adequate	
1.2.5	Signage.	4	Roadside signage very good, and buiding signs which are a bit small scale but adequate.	
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	Adequate	
1.3.2	Layout and safety of parking lots.	5	Very good with good separation between students and vehicles.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Asphalt, Excellent drainage for majority of site except at east side where ponding occurs.	
1.3.4	Layout and safety of sidewalks.	4	Good distribution and safety.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, Good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Good, Adequate	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$7,500.00

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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).	4		Concrete slab on grade, solid minimal cracking. Concrete structural slab at 2nd floor.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		Concrete block non load bearing wall and cast in place concrete column structural frame plus HSS steel column and space framing at Library volume. No sign of problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		Steel frames no problems.	
Other					

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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>		Bldg. Section or Roof Section	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4		Metal clad sloped roof, and flat roof sections at roof top mechanical areas. (Flat roofing is 2 ply SBS type) Generally roofing is providing good protection to building except for minor leaking at 4 or 5 locations where sloped roof cladding intersects with flat roof upstands. No roofing report on site.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Adequate	
2.2.3	Control of ice and snow falling from roof.	4		Adequate	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Central peaked 'Kalwal' skylite over library no leakage except at one lower corner at intersection of peaked and flat roof.	
Other					



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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5		Clay brick and concrete block (painted) solid. No signs of deterioration or cracking.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Painted Metal.	
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 infiltration evident or noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Downspouts to splash pads or asphalt paved surfaces.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Masonry, no signs of problems.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Steel doors and frames at all exits, aluminum doors and frames at main entrance.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Reasonably good condition. Requires maintenance.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum in school, wood in community center.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Adequate	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problem observed or reported.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$0.00

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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).	5		Painted concrete block	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	5		VCT Very good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block	
3.2.3	Ceiling materials and finishes.	4		Acoustic panel in tee bar suspension.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Clear stained wood with glazing in pressed steel frames.	
3.2.5	Millwork	4		Clear stained wood.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Blackboards throughout, all vinyl covered tackboards in aluminum frames. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Adequate	
3.2.8	Washroom materials and finishes.	4		Ceramic tile 2/3 wall height, painted gypsum board and VCT tile flooring.	
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 required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	5		Non combustible, sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Adequate. Smoke barrier doors in corridors.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate	
3.3.4	Exiting distances and access to exits.	4		Adequate	
3.3.5	Barrier-free access.	2		Adequate one elevator/lift serves 3 levels. Interior ramps around library serves 3 levels. Interior ramps around library serves intermediate level. Inadequate handicapped washroom facilities, renovate to create 2 new handicapped washrooms.	\$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.		None evident or reported.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		No concerns reported.	
Other	Hazardous condition in ECS Rooms 125 and 126.	2		Four steps within classrooms between floor levels without guard rail is dangerous to small children and teachers, plus open space between classrooms is noise distracting. Therefore, close opening with gypsum board wall and install guard rail or low wall with access opening to remainder of curved stair.	\$5,000.00
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$25,000.00</b>

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Require site grading - to improve drainage. Refer to Architectural Evaluation. See item 1.1.6.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Lawn irrigation and exterior hose bibbs installed.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<u>Description/Condition</u>	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrants and siamese connection installed.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fully sprinklered with wet and dry sprinkler system.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguisher complete with recessed cabinet installed.	
	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		Adequate water supply and pressure from City system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventers provided for domestic water supply, lawn irrigation system, building sprinkler, etc.	
4.3.4	Piping and fittings.	4		All plumbing and heating lines appear in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closets flush valve, urinal flush on timer, lavatories in vanity.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water tank and heater (2) RHEEM GL8S-250A, 85 gallon, 225.0 MBH Input. Complete with hot water recirc system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary connected to City sanitary sewer. Roof drains and site CB connected directly to City storm system.	
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).	4		Hot water heating system - 3 BRYAN CL-150-W-100G gas water tube boilers, 1,350.0 MBH input. System complete with reheat coils, perimeter radiation. Glycol solution for airhandling unit heating coils. System complete with heat exchanger and pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic control system provided. Johnson alarm panel provided.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Water treatment provided for hot water and glycol solution heating system. Heating media looks clean.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	4		Humidification provided for main airhandling units No. 2 & 3.	



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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).	4		Piping, terminal radiation enclosures, fan coil units at vestibules all in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Pipes insulated.	
4.4.10	Heat exchangers.	4		Heat exchanger provided for glycol solution system.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Staff room and 2nd floor classrooms are experiencing over cooling when air conditioning system is energized. Add reheat coils to various rooms or zones. Includes allowance for architectural work.	\$12,000.00
4.4.13	Zone/unit heaters and controls.	4		Unit heater in boiler room, fan coil unit at vestibule complete with electric thermostat.	
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.	4		HAAKON outdoor roof top package provided. Air handler complete with supply and return fans, glycol heating coil, mixing section, DX cooling coil, filter sections.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Feels satisfactory.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.	1990	AH#1 - Supply 5630 L/s Return 4630 L/s - Satisfactory. AH#2 - Supply 5060 L/s Return 4060 L/s - Satisfactory. AH#3 - Supply 3055 L/s Return 2665 L/s - Satisfactory. AH#4 Gym supply 2850 L/s - Not adequate during assembly. Requires further investigation.	
4.5.4	Exhaust systems capacity and condition.	4		Central and individual exhaust systems satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Some complaint of occasional flue gas entering main entrance.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

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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).	4		Johnson controls complete with alarm system.	
	4.5.8 Air filtration systems and filters.	4		Filters provided.	
	4.5.9 Humidification system and components.	4		Wet cell humidifier provided for 2 central airhandling units.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1990	Provide balancing dampers for supply duct to grilles in classrooms.	\$2,000.00
	Other				

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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).	4		Air cooled condensers (2) KEEPRITE KRCD-201-2CL for AH#2 & (2) KEEPRITE KRCD-201-2CL air cooled condensers for AH#3.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3	1990	Refer to vent system 4.5.3. Computer room too hot and stuffy. Provide separate A/C system. Includes allowance for architectural and electrical work.	\$12,500.00
4.6.3	Cooling system controls (including use of current energy management technology).	4		Johnson pneumatic controls and alarm panel. No Energy Management System.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Pneumatic controls Johnson alarm panel. No Energy Management System.	
	Overall Mech Systems Condition & Estim. Costs				\$26,500.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 600VAC, 3 phase feed to main switch in electrical room. Main buss size is 1200 amps. Main breaker is 800 amp	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate. Site is well lit	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Existing system is adequate for intended use. System is controlled by time clock and temperature controller.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. No visual devices are installed. Install visual devices.	\$7,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	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.	2	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most are not at capacity and have space for future expansion. Wireways are at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4		Devices are generally in good condition. Most are adequate for intended use.	
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
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).	2	All	Interior lighting system consists of various fluorescent and incandescent systems. Offices are 2'x4' recessed. Classrooms are 2'x4' recessed. Gym consists of indirect HPS fixtures. Some indirect fluorescent in hallways. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 90fc ; Hallways - 40fc ; Hallway by Stage - 20fc ; Gym - 45fc ; Offices - 85fc. Light fixtures are adequate for intended use. Upgrade to lighting system in gym area is required.	\$12,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No PCB lighting ballasts on site. Lighting fixtures of this age do not contain PCB's	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Existing light fixture are c/w T-8 lamps. Motion sensors for washrooms and other non-critical areas is to be installed.	\$3,000.00
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		Existing system is a Meridian Northstar. System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed. System is adequate for intended use. Fibre Optic computer link is installed	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Network server installed in closet in separate room. Installation is neat and clearly labeled.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$9,000.00
Other					



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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		N/A	
5.6.2	Intrusion alarms (if applicable).	4		System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		System is in good condition.	
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		454 Kg capacity - 2 person.	
5.7.2	Condition of elevators/lifts.	4		System is in good condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	3	All	Elevator light missing a lens. No ventilation was identified Repair existing lens and add ventilation	\$3,500.00
Other					
	Overall Elect. Systems Condition & Estim Costs				\$47,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	On Piles	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Single ply membrane on 12 classrooms and asphalt and gravel on 2 classrooms.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal vertical siding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Wood doors in pressed steel frames and sidelights, aluminum windows (No vents)	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet and tile floors, vinyl clad gypsum board walls, and suspended tee bar ceiling.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	5	Natural stained wood.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and vinyl tackboards in aluminum frames.	
6.1.8	Heating system.	4	Forced air ceiling distribution heating system plus roof top A/C units for each classroom.	
6.1.9	Ventilation system.	4	See above.	
6.1.10	Electrical, communication and data network systems.	4	All systems in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No problems reported or noted. Fire and smoke alarm system are in place.	
6.1.12	Barrier-free access.	4	Adequate	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0.00</b>

School Facility Evaluation Project  
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms K-6	10	varies	735.9	9	80	720.0	15.9	Based on a core school of 400 capacity
7.2	Science Rooms/Labs	1	94.2	94.2	3	95	285.0	-190.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	varies	604	1 3	130 90	400.0	204.0	
7.4	Gymnasium (incl. gym storage)	1		467.2	1	473	473.0	-5.8	
7.5	Library/Resource Areas	1	184.1	184.1	1	180	180.0	4.1	
7.6	Administration/Staff, Physical Education, Storage Areas		varies	326.5			502.0	-175.5	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Portable Classrooms	14	varies	1388.8	8		800.0	588.8	Based on a core school of 400 capacity with an allowance of 5 portables.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1394.2			1008.00	386.2	
	<b>Overall Space Adequacy Assessment</b>	32		5194.9	26		4368.0	826.9	

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project  
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Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project  
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments