	School Name:	Emily Follensbee Centre				School Code:	9036
	Location:	5139 14thStreet S.W., Calgary				Facility Code:	1423
	Region:	Calgary				Superindendent:	Dr Donna Michaels
	Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
						Telephone:	(403) 214-1123
	Grades:	1-12				School Capacity:	175

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	1964	1	1372.96	Frame, metal clad sloped roofing, brick and metal panel cladding walls.	Steam boiler in central plant provides steam to heat exchangers, and coils required for building heating, ventilation and for pool application. Roof top HVAC and heat and vent units are installed for various zones. HVAC unit for south zone has VAV boxes and reheat coils. Reheat coils are also provided for other zones which do not have perimeter radiation.	
Additions/ Expansions	1982	1	2256.78	Frame, metal clad sloped roofing, brick and metal panel cladding walls.	Steam boiler in central plant provides steam to heat exchangers, and coils required for building heating, ventilation and for pool application. Roof top HVAC and heat and vent units are installed for various zones. HVAC unit for south zone has VAV boxes and reheat coils. Reheat coils are also provided for other zones which do not have perimeter radiation.	
Sub Total			3629.74			

Upgrading/ Modernization (identify whether minor or major)	1982	1	1372.96			Renovations to 1964 original building.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			3629.74			
List of Reports/ Supplementary Information	CBE Facility asbestos database report 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Overall site size is good.The few pieces of playground equipment that are available for use by handicapped are in poor condition. Require new equipment. Lot on North side does not drain well and has no storm drain. Site slope is sufficient to regrade lot and create a swale allowing water to drain from lot to NE corner of site.Sidewalks on NE corner of property needs to be sloped to allow water from downspouts to flow to lot rather than pond on sidewalk as it currently does.	$115,500.00
2	**Building Exterior**	Standing seam architectural prepainted steel cladding. Building custodians report that periodic but repeated leaking continues to occur. Clay brick facing and vertical prepainted steel cladding at upper wall/fascia. Painted glassweld panels above and below classroom/office windows.	$0.00
3	**Building Interior**	Quarry tile at entry vestibules, central play area and pool area. Sheet vinyl at corridors, washrooms, classrooms, carpet at offices, maintenance rooms, classrooms. Wood parquet at Physical Education room. Need tile floor and walls around urinals in washrooms.	$3,500.00
4	**Mechanical Systems**	Generally the existing heating, ventilation, air conditioning and plumbing systems are in good condition. Some work is required in mechanical room and temperature controls for distribution ductwork.Recommend that leaky control valves and valves in mechanical room be replaced or repacked. Also recommend installation of reheat coils in ductwork for roof top air conditioning systems to increase outdoor air supply and minimize cold draft condition.	$108,500.00
5	**Electrical Systems**	208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps. Upgrade fire alarm system. Replace emergency light system. Install surge suppression on mains. Upgrade lighting system. Add dedicated circuits to classrooms.	$54,100.00
6	**Portable Buildings**		$0.00
7	**Space Adequacy:**		
	7.1 Classrooms	72.04% surplus This facility has low student/teacher ratio, which results in greater number of classrooms.	
	7.2 Science Rooms/Labs	-100.00% deficient Not included in this program.	
	7.3 Ancillary Areas	-100.00% deficient Not included in this program.	
	7.4 Gymnasium	-9.81% deficient	
	7.5 Library/Resource Areas	-78.07% deficient Not required in this program.	
	7.6 Administration/Staff Areas	376.64% surplus This facility is also a regional assessment centre for handicapped kids. Therefore need for specialized staff offices.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	95.72% surplus Large common areas and special use areas to accommodate handicapped assessment and exercise.	
	Overall School Conditions & Estim. Costs	61.61% surplus over total area.	$281,600.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Overall site size is good.	
1.1.2	Outdoor athletic areas.	4	School is for wheelchair handicapped/intensive care, grassed area for recreation is sufficient.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	The few pieces of equipment that are available for use by handicapped are in poor condition. Require new equipment.	$18,000.00
1.1.4	Site landscaping.	4	Nicely landscaped well treed with well maintained grass areas.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around perimeter in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site drains well.	
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or reported.	
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	Access is from NE corner of site wide entry road. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt see 1.3.3.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Handicap bus drop off loop works well.	
1.2.4	Fire vehicle access.	4	Good from NE corner.	
1.2.5	Signage.	4	Signage of good scale and quite visible.	
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	Good for staff and visitors.	
1.3.2	Layout and safety of parking lots.	4	Works well.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Lot on North side does not drain well and has no storm drain. Site slope is sufficient to regrade lot and create a swale allowing water to drain from lot to NE corner of site.	$80,000.00
1.3.4	Layout and safety of sidewalks.	4	Layout of sidewalks works well.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Handicapped concrete drop off apron on NE corner of property needs to be sloped to allow water from downspouts to flow to lot rather than pond on sidewalk as it currently does.	$15,000.00
1.3.6	Curb cuts and ramps for barrier free access.	3	Good but could use ramp on NW corner of lot to allow access to park on West side of property.	$2,500.00
Other				
	Overall Site Conditions & Estimated Costs			$115,500.00

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		Mainly concrete slab on grade plus structural slab over lower floor pool equipment and mechanical room.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Above grade framing is structural steel columns and beams.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Steel purlins supported by steel beams with standing seam metal roof panels sloped to drain.	
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).	F.I.		Standing seam architectural prepainted steel cladding. Building custodians report that periodic but repeated leaking continues to occur.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel acess ladder to roof in good condition.	
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		Barrel vault acrylic strip skylite over lobby entrance at NE corner of 1964 building. No problems reported.	
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).	4		Clay brick facing and vertical prepainted steel cladding at upper wall/fascia. Painted glassweld panels above and below classroom/office windows.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Vertical prepainted steel clading fascia and prepainted roof panel profile soffits.	
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		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Open eaves at deck level behind fascia/parapets connected to exposed downpipes which spill onto cast in place concrete4 splashpads. All in reasonably good condition. At other locations eavstrough and downpipes are at roof edge and are performing well.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident or reported.	
Other					

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		Painted wood doors in aluminum frames. In very good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Latches, closers, kickplate, etc. In very good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Panic devices in very good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Clear anodized prefinished aluminum complete with sealed double glazed fixed glazing.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	N/A			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems evident or reported.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$0.00

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		Non load bearing wood frame.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade. No sign of significant cracks or settlement.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4		Quarry tile at entry vestibules, central play area, and pool area. Sheet vinyl at corridors, washrooms, classrooms, carpet at ofices, maintenence rooms, classrooms. Wood parquet at Physical Education room.	
3.2.2	Wall materials and finishes.	4		Painted drywall and rubber base, ceramic tile walls (full height) at pool.	
3.2.3	Ceiling materials and finishes.	4	1964 1982	Painted drywall and acoustic panels in teebar, painted drywall at pool.	

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	1968 1982	Painted wood doors in painted wood frames at all openings except at central play areas and pool which are painted steel doors in painted pressed steel frames.	
3.2.5	Millwork	4		Clear/stained finish on fir plywood. Needs refinishing but in good condition with plastic laminate tops and backsplash.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboards and vinyl faced tackboards in aluminum trim in good condition in classrooms.. At corridors lower half of walls are continuos lined with vinyl faced tackboards with painted wood trim in very good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		Specialty lifting and support apparatus is painted or structural steel framing in very good condition.	
3.2.8	Washroom materials and finishes.	3		Sheet vinyl flooring with welded seams, painted drywall walls and ceilings. Need tile floor and walls around urinals. Ceramic tile flooring and full wall at play area washrooms and at ceilings in pool washroom/changerooms.	$3,500.00
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**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible and sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Glazed aluminum doors in pressed steel frames.	
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.	5		Fully accessible.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		CBE Facility asbestos database report 1999	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$3,500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Catch basin provided. Refer also to 1.3.3 for parking lot drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs provided.	
4.1.3	Outside storage tanks.	4		Sewage lift pump station outside of building. No known problem.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	3	1964 1982	Siamese connection provided for sprinkler system. Distance of fire hydrant location appears in excess of 90 m from siamese. Install new hydrant.	$7,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinkler system provided throughout.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers provided.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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).	F.I.	1964 1982	Inadequate water supply and pressure. Further investigation is required.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1964 1982	Install backflow preventers for domestic water service and sprinkler system.	$14,000.00
4.3.4	Piping and fittings.	4		Appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Appears satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water storage tank complete with steam heat exchanger provided. System complete with hot water recirc pump. Volume appears adequate. Water pressure low due to low domestic cold water pressure.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer drained to lift station and pumped to city sewer system. Storm connected to city storm sewer system. Sump pit and pumps provided in mechanical room for weeping tile system and pool drainage system.	
Other		4		Pumps, system of piping and filtration systems provided for wading pool, jacuzzi and swimming pool.	

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		Steam CLEAVER BROOKS CB700-100 fire tube boilers installed. 2 installed capacity 4,180.0 MBH input each.	
4.4.2	Heating controls (including use of current energy management technology.	4		JOHNSON pneumatic control system provided. All air handling units on energy management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears to be adequate.	
4.4.4	Treatment of water used in heating systems.	4		Filter and water treatment provided for hot water heating and glycol solution systems.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problems.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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		Heating piping and radiators appear to be in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	3	1964 1982	Replace leaky control valves and valves or repack seals in boiler room.	$40,000.00
4.4.10	Heat exchangers.	4		Steam to hot water or glycol solution heat exchangers provided for coil to pool ventilation, combustion air makeup, change room and atrium. Heat exchanger shell and tube provided for heating water for wading pool, whirl pool, swimming pool and building hot water heating systems.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Domestic hot water storage tank complete with steam heat exchanger provided. System complete with hot water recirc pump. Volume appears adequate. Water pressure low due to low domestic cold water pressure.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Generally appears to be satisfactory.	
4.4.13	Zone/unit heaters and controls.	4		Unit heaters and fan coil units installed in mechanical room and at entrances. Controlled from electric thermostat.	
Other		3	1964 1982	Repair leaky pool piping.	$15,000.00

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		Air handling units provided for pool ventilation, combustion air and recreation area.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1964 1982	Complaint of offices being stuffy. Refer to item 4.6.2	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air change appears adequate.	
4.5.4	Exhaust systems capacity and condition.	4		Appears adequate.	
4.5.5	Separation of out flow from air intakes.	4		Appears adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Air handlers energized from energy management system.	
4.5.8	Air filtration systems and filters.	4		Have 50 mm flat filters in air handlers.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Satisfactory.	
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).	4		Roof top air conditioning units provided for east offices, south classrooms, atrium and residence area.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3	1964 1982	Complaint of cold drafts and stuffiness from air distribution system when on free cooling. Install reheat coil to increase outdoor air supply to areas of concern. Includes allowance for architectural work.	$32,500.00
4.6.3	Cooling system controls (including use of current energy management technology).	4		Energized with energy management system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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		JOHNSON pneumatic controls with energy management controls for air conditioning and heat and vent units.	
	Overall Mech Systems Condition & Estim. Costs				$108,500.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 1200 amps	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
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 / temperature controller.	
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).	2	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Some upgrade of visual devices is required.	$2,500.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained. Some 120VAC battery packs need replaceing. Costs included in 5.4.1	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	3	All	No power surge protection installed 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 at capacity with little or no spare circuits available. Wireways are also at capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**N/A**			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 5% of devices.	$600.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
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	All	Interior lighting system consists of various fluorescent systems. Indirect uplighting is the most comment. Emergency systems need to be upgraded. Lighting levels are as follows: Classroom - 35fc ; Hallways - 45fc ; Swimming Pool - 60fc ; Offices - 45fc. All ballasts for emergency system light fixtures are to be replaced.	$23,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	$4,000.00
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		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. No other systems are installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers in the offices. Computers within the classrooms are not wired. Network cabling to classrooms is not a requirement in this school.	
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	$11,000.00
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		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No Master clock system installed	
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				**$54,100.00**

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**N/A**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	**N/A**		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**N/A**		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**N/A**		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**N/A**		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**N/A**		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**N/A**		
6.1.8	Heating system.	**N/A**		
6.1.9	Ventilation system.	**N/A**		
6.1.10	Electrical, communication and data network systems.	**N/A**		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**N/A**		
6.1.12	Barrier-free access.	**N/A**		
	Overall Portable Bldgs Condition & Estim Costs			**$0.00**

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10		550.53	4	80	320.0	230.5	Based on 200 capacity Junior High School (as a median in a Grade 1-12 school)
7.2	Science Rooms/Labs				1	120	120.0	-120.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 1	130 90	220.0	-220.0	
7.4	Gymnasium (incl. gym storage)	1		426.59	1	430 43	473.0	-46.4	Central lifeskills/recreation training area for severely handicapped student population.
7.5	Library/Resource Areas	1		24.12	1	110	110.0	-85.9	
7.6	Administration/Staff, Physical Education, Storage Areas			1510.96			317.0	1194.0	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115.0	-115.0	
	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)			1117.54			571.0	546.5	Large common areas and special use areas to accommodate handicapped assessment and exercise.
	Overall Space Adequacy Assessment	12		3629.74	10		2246.0	1383.7	

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	

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