

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Erlton				School Code:	9120
Location:	Corner 27th Ave S.W and Macleod Trail, Calgary.				Facility Code:	1446
Region:	Calgary				Superintendent:	Dr Donna Michaels
Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
					Telephone:	(403) 214-1123
Grades:	Adult Ed				School Capacity:	75
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	1961	2 (B+M)	663.9	Masonry, load bearing walls and concrete columns, flat roof, brick/curtain wall cladding.	Furnaces provide heating and ventilation for existing classrooms. Swamp cooler with system of duct work supplies cooling.	
Additions/ Expansions	None					
Sub Total			663.9			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)	None					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	None					
Total			663.9			
List of Reports/ Supplementary Information	Asbestos materials survey not available.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Grass area on S side by main entrance and on east side. Minimal planting on south side. Parking lot on North West side of building accessed from alley off of Macleod Trail on north side. Wooden ramp at South entrance should have concrete ramps for handicapped at North and South entrances.	\$7,500.00
2	Building Exterior	The structure is cast in place concrete slab and concrete columns in good condition with a masonry cavity wall showing no evidence of air infiltration/exfiltration. Doors are solid core wood (painted) in aluminum frames. Paint is crazed and deteriorating. Needs refinishing.	\$1,750.00
3	Building Interior	Interior walls are painted concrete block and drywall all in good condition. Flooring is linoleum at classrooms, 9x9 VAT at corridors, office, storerooms, washrooms. Carpet at general office (rm. 0001) at lower level. All in good condition. There is no handicapped accessibility at this school.	\$100,000.00
4	Mechanical Systems	Existing furnaces which provide heating and ventilation for classrooms cannot supply adequate supply of outdoor air without creating discomfort. Also existing galvanized domestic water service lines should be replaced.	\$115,500.00
5	Electrical Systems	Main service is 200 amps. Main panel was upgraded in 1998. Fire alarm system is in need of upgrading. The existing lighting system is in good condition. Existing phone system is outdated require new telephone system throughout the school.	\$107,200.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	10.00% surplus	
	7.2 Science Rooms/Labs	-100.00% deficient Not required in Adult Education Program.	
	7.3 Ancillary Areas	-47.73% deficient Only one room used for ancillary function.	
	7.4 Gymnasium	-100.00% deficient Not required or provided in this facility.	
	7.5 Library/Resource Areas	15.38% surplus	
	7.6 Administration/Staff Areas	-70.92% deficient Minimal staff required to manage this Adult Education facility.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-27.54% deficient	
	Overall School Conditions & Estim. Costs	-50.23% deficient over total area. Old school concept without gymnasium.	\$331,950.00

School Facility Evaluation Project
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Minimal but adequate.	
1.1.2	Outdoor athletic areas.	N/A	None on site	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A	None on site	
1.1.4	Site landscaping.	4	Grass area on S side by main entrance and on east side. Minimal planting on south side.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on perimeter of site.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good lot is well sloped.	
1.1.7	Evidence of sub-soil problems.	4	None evident or noted.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident or noted.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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	Parking lot on North West side of building accessed from alley off of Macleod Trail on north side.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt parking lot is in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	N/A		
1.2.4	Fire vehicle access.	4	Good.	
1.2.5	Signage.	4	Adequate small sign on south face of building by the main entrance.	
Other				

School Facility Evaluation Project
Part II - Physical Condition

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 adequate number of stalls for staff and students.	
1.3.2	Layout and safety of parking lots.	4	Layout appears to work well no problems noted or reported.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Surface is asphalt and is well sloped to drain into back alley.	
1.3.4	Layout and safety of sidewalks.	4	Good tied into city sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks are well drained and in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Wooden ramp at South entrance should have concrete ramps for handicapped at North entrance.	\$7,500.00
Other				
	Overall Site Conditions & Estimated Costs			\$7,500.00

School Facility Evaluation Project
Part II - Physical Condition

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		Cast in place concrete slab and concrete columns in good condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete block wall and concrete columns all in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Flat roof with no problems reported or noted.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	<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		Single ply roofing in very good condition. Roofing is reasonably new.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel ladder and roof hatch in good condition.	
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).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Brick and spandrel panels in aluminum framed curtain wall.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Painted wood fascia and steel flashing.	
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		Masonry cavity wall no evidence of air infiltration/exfiltration .	
2.3.4	Interface of roof drainage and ground drainage systems.	3		One scupper with attached rain water leader. Needs new out flow length of leader and concrete splashpad.	\$250.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Concrete block, solid no cracking.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	3	Solid core wood (painted) in aluminum frames. Paint is crazed and deteriorating. Needs refinishing.	\$1,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Closers, holdopen devices, weatherstripping in good condition and operating adequately.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum with some awning openers complete with lever operators. All in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All glazed opening are covered with expanded metal mesh screens (painted). In good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of condensation.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$1,750.00

School Facility Evaluation Project
Part II - Physical Condition

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		Concrete block and drywall all in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade at lower floor in good condition. Structural concrete slab at main floor with some minor cracking.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Linoleum at classrooms, 9x9 VAT at corridors, office, storerooms, washrooms. Carpet at general office (rm. 0001) at lower level. All in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and drywall.	
3.2.3	Ceiling materials and finishes.	4		12x12 acoustic tile fastened to underside of structure.	

School Facility Evaluation Project
Part II - Physical Condition

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 finish fir doors in reasonable condition.	
3.2.5	Millwork	4		Painted plywood and or clear finish on fir plywood in good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboards and painted corkboard with aluminum trim, and steel painted chalktray, all in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A		None.	
3.2.8	Washroom materials and finishes.	4		VAT floor tile in some washrooms and quarry tile in main washroom at lower level. Ceramic tile wainscoting and painted block plus painted plaster ceiling at lower floor washroom. Painted block and drywall ceiling at other washrooms.	
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.	4		Non combustible and non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Adequate.	
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		No accessibility. Add one exterior elevator and upgrade two washrooms.	\$100,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No reports on site and no indication of hazardous materials.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None reprinted.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$100,000.00

School Facility Evaluation Project
Part II - Physical Condition

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 satisfactory. No catch basin.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior hose bibs installed.	
	4.1.3 Outside storage tanks.	N/A			
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrant available. No siamese.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system existing.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguisher installed.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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		City water supply and pressure satisfactory.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1962	Provide backflow preventer on domestic cold water service.	\$4,500.00
4.3.4	Piping and fittings.	3	1962	Replace domestic hot and cold water galvanized pipes and valves. Includes allowance for architectural work.	\$20,500.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closets have flush valves, urinals are tank type, and lavatories are wall hung enamel on cast iron. All in satisfactory condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1962	Replace existing gas fired domestic hot water tank and heat. Recirc system not required.	\$3,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer service is connected to city service. Rain water leaders are connected to city storm system.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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	1962	Classroom heat and vent furnaces to be replaced with new furnaces with modulating controls to provide required minimum outdoor air supply. Includes allowance for architectural and electrical work.	\$65,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears satisfactory.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4		Flat 1" thick filters provided.,	
4.4.7	Heating humidification systems and components.	N/A			

School Facility Evaluation Project
Part II - Physical Condition

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	1962	High side wall supply registers create draft conditions. Modify ducts and diffuser to provide diffusion from ceiling.	\$12,000.00
4.4.9	Heating piping, valve and/or duct insulation.	N/A			
4.4.10	Heat exchangers.	4		No known problems.	
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).	4		Refer to 4.4.8	
4.4.13	Zone/unit heaters and controls.	4		Furnaces controlled from electric thermostat.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		Swamp cooler provided inside building. Appears satisfactory.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Refer to 4.4.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	N/A			
4.5.4	Exhaust systems capacity and condition.	3	1962	Replace exhaust fan to improve ventilation in washrooms.	\$3,000.00
4.5.5	Separation of out flow from air intakes.	N/A			
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

School Facility Evaluation Project
Part II - Physical Condition

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		Manual control for swamp cooler.	
	4.5.8 Air filtration systems and filters.	4		Maintenance item.	
	4.5.9 Humidification system and components.	4		Swamp cooler installed complete with separate duct work and supply grilles for each classroom.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Refer to 4.4.8	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1962	Replace existing manual controls and thermostat with new programmable thermostat.	\$7,500.00
	Overall Mech Systems Condition & Estim. Costs				\$115,500.00

School Facility Evaluation Project
Part II - Physical Condition

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		Overhead power feed. 240VAC, 1 phase feed to main switch in electrical room. Main service is 200 amps. Main panel was upgraded in 1998	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Provide additional security lighting	\$3,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed.	\$4,200.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition but is a 120VAC system. No annunciator installed. Install new fire alarm system to current codes.	\$18,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing system is old and in fair condition. Install new system to current codes.	\$3,500.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3	All	Existing system is old and in fair condition. Install new system to current codes.	\$6,000.00
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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.	4		Surge protection installed on the system.	
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most have capacity for future spare circuits. Wireways also have spare 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.	3	All	Devices are generally in fair condition. Most are adequate for intended use. Replace 50% of devices	\$2,500.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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. Surface mounted and pendent hung 1'x4' fixtures. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 45fc ; Hallways - 45fc ; Offices - 45fc. Light fixtures are at the end of intended use. Replace system within 3 years	\$6,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	PCB ballasts are not confirmed on site but very probable with the age of the school. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$5,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	No energy efficient systems are in place. 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).	\$3,000.00
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	3	All	Existing system is outdated. Install new telephone system throughout the school.	\$40,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	No public address system. Recommend installing new system incorporated into new telephone system above.	\$4,000.00
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).	3	All	Network server installed in separate room. Installation is neat and clearly labeled. Install ventilation for room.	\$3,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Network server and computers in computer room are wired on dedicated circuits. All classrooms are also wired with dedicated circuits.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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).	3	All	No master clock or time installed. Install systems as required.	\$8,000.00
	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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
	Other				
	Overall Elect. Systems Condition & Estim Costs				\$107,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
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.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

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	2		176	2	80	160.0	16.0	
7.2	Science Rooms/Labs	0		0	1	95	95.0	-95.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	115	115	1 1	130 90	220.0	-105.0	
7.4	Gymnasium (incl. gym storage)	0		0	1	275	275.0	-275.0	
7.5	Library/Resource Areas	1	92.3	92.3	1	80	80.0	12.3	
7.6	Administration/Staff, Physical Education, Storage Areas			56.7			195.0	-138.3	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			223.9			309.0	-85.1	
	Overall Space Adequacy Assessment	4		663.9	7		1334.0	-670.1	

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

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project
Part II - Physical Condition

Evaluation Component/ Sub-Component	Additional Notes and Comments