

School Facility Evaluation Project
Part II - Physical Condition

School Name:	Fred Parker Elementary School			School Code:	9314	
Location:	360 94th Ave. S.E., Calgary			Facility Code:	1527	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	400	
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	1966	2	3253.8	Exterior walls are vertical standing precast concrete lin tees, and precast concrete columns with painted precast concrete roof lin and double tees. Roofing is now SBS membrane over rigid insulation. Wall cladding is clay brick & painted precast concrete.	Mechanical System: Central hot water heating system is installed. Central air handling unit consisting of supply fan, evaporative cooling, return fan, filter and heating coil provide ventilation for classrooms.	
Additions/ Expansions	N/A					
Sub Total			3253.8			

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
Total			3253.8			
List of Reports/ Supplementary Information	No asbestos materials survey was available on site.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large flat site . Large flat grassed areas for playing, has baseball and soccer fields works well for school size. Some ponding on asphalt apron play area on west side of school building needs regrading and repair work. There is an asphalt lot with good drainage from west to east.	\$18,500.00
2	Building Exterior	Exterior walls are vertical standing precast concrete lin tees, and precast concrete columns, interior columns are precast concrete, all supporting precast concrete lin tee floor slabs. Roof was recently redone (+- 1998) with 2 ply SBS roofing. All in good condition. Exterior paint spalling on some areas of precast concrete and needs repainting.	\$5,800.00
3	Building Interior	Painted concrete block and painted drywall. Acoustic tile attached directly to precast lin tees, and acoustic panel in tee bar system. Smoke doors in corridors (below code requirement). Replace wood doors with rated steel doors. No handicapped access to 2nd floor, washrooms not designed for handicapped.	\$104,000.00
4	Mechanical Systems	Hot water heating system and ventilation/cooling systems employing evaporative coolers are 34 years old but are still functioning well because of maintenance program. Siamese convection for fire protection should be provided on outside wall of boiler room and connected to fire protection system. Heating/ventilation/cooling systems are still working well. Corridors are being used as return air plenums, which was permissible when school was built, but now violates code.	\$9,500.00
5	Electrical Systems	Main service is 350 amps. Upgrade car plug system. Upgrade security lighting. Replace fire alarm system. Replace exit / emergency light system. Install surge suppression on mains. Upgrade lighting system. Add dedicated circuits to classrooms.	\$168,000.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	22.00% surplus	
	7.2 Science Rooms/Labs	-100.00% deficient Program does not include a science component.	
	7.3 Ancillary Areas	-33.00% deficient Small classrooms used as ancillary space.	
	7.4 Gymnasium	-48.92% deficient Gym is very small (undersized) but is not used extensively for game sports.	
	7.5 Library/Resource Areas	71.39% surplus Programming focuses on extensive library resource.	
	7.6 Administration/Staff Areas	16.21% surplus Part of one classroom being utilized for special testing of students.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	8.38% surplus	
	Overall School Conditions & Estim. Costs	-1.92% deficient over total area.	\$305,800.00

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	Large flat site .	
1.1.2	Outdoor athletic areas.	4	Large flat grassed areas for playing, has baseball and soccer fields and works well for school size.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	One playground area on SW side of school which is minimal but adequate.	
1.1.4	Site landscaping.	4	Mostly grass with some planting around school building on south and east sides.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link perimeter fencing of entire site except West side adjacent to back alley. All in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	No problems noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	3	Some ponding on asphalt apron play area on west side of school building needs regrading and repair work.	\$10,000.00
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	There are two access points off of 94th ave. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Drop off on 94th ave at South side of school by main entrance.	
1.2.4	Fire vehicle access.	4	Good access from different points.	
1.2.5	Signage.	4	Signage on SE corner of building of adequate scale and visibility.	
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 number for size of school and staff.	
1.3.2	Layout and safety of parking lots.	4	Traffic flows well.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt lot good drainage from west to east with adequate slope.	
1.3.4	Layout and safety of sidewalks.	4	Good with no problems noted or reported.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good with no problems noted or reported.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Requires curb cuts at parking lot and some concrete ramps at entrances.	\$8,500.00
Other				
	Overall Site Conditions & Estimated Costs			\$18,500.00

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		Main floor is cast in place concrete on grade and cast in place concrete piles supporting superstructure. Second floor is precast concrete lin tees at medium and long spans, and hollow core flat slabs at short spans.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Exterior walls are vertical standing precast concrete lin tees, and precast concrete columns, interior columns are precast concrete columns. All supporting precast concrete lin tee floor slabs.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Precast concrete lin tees.	
Other					

Section 2	Building Exterior	Rating	Bldg. Section or Roof Section	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>			<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		Roof was recently redone (+- 1998) with 2 ply SBS roofing. All in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		Exterior door from 2nd floor to main floor roof, exterior surface of door requires refinishing.	\$300.00
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		2'x4' Acrylic domes (sealed double glazed) set in wood curbs. No leakage evident or reported.	
Other					

School Facility Evaluation Project
Part II - Physical Condition

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	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Painted aluminum fascia cladding at roof edge. Painted precast concrete roof structure cantilevered beyond wall face. Paint spalling in some areas so needs repainting.	\$4,500.00
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.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None.	
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).	4	Wood doors in pressed steel frames in very good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Hinges , closers, kickplates, in very good condition. Weather stripping needs replacement.	\$1,000.00
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 aluminum fixed windows (2 panel single glazed units with operable venetians between) In Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Venetian blind operators all in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$5,800.00

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 in solid condition. Paint finish in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete slab on grade and concrete topping on precast concrete floor structure.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Hardwood strip flooring in gym in very good tight condition. 9x9 VAT at corridors, classrooms. Carpet at administration, staff room, some classrooms, music room. Trowelled on resilient seamless flooring at entrance vestibules, lobbies, stairwells. Sheet linoleum at 2nd floor corridor and lunchroom.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and painted drywall.	
3.2.3	Ceiling materials and finishes.	4		Acoustic tile attached directly to precast lin tees, and acoustic panel in tee bar system.	

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		Painted wood doors in painted pressed steel frames.	
3.2.5	Millwork	4		Painted plywood and/or clear finish on fir plywood, generally throughout.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboards and vinyl faced tackboard in aluminum frames and chalkrail.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Fixed mounted basketball backstop/hoops in good condition. Floor inserts/net standards in good condition. Wall climbing equipment in good condition. Gym stage fabric drapery and backstage drapery in good condition.	
3.2.8	Washroom materials and finishes.	4		Trowelled on resilient seamless flooring and base. Painted concrete block walls. Acoustic panels in tee bar suspension. Painted metal toilet partitions.	
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	
		4		Non combustible non sprinklered.	
		3		Smoke doors in corridors (below code requirement). Replace wood doors with rated steel doors.	\$4,000.00
		4		Adequate.	
		4		Adequate.	
		2		Not accessible to 2nd floor, washrooms not designed for handicapped.	\$100,000.00
		4		Asbestos database report 1999.	
		4		None reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$104,000.00

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		No apparent site drainage problems except at playground asphalt paving. Catch basin in parking lot. Roof drainage to municipal storm main. Refer also to 1.1.8.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No irrigation system. Hose bib on outside boiler room wall.	
	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.	3	1966	Fire hydrant on 94th Avenue S.E., some distance from school. No siamese connection on school. Includes allowance for architectural and electrical.	\$9,500.00
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose reels strategically located through building.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Dry chemical extinguisher (wall mounted) adjacent to each fire hose reel.	
	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		Domestic water supply is from municipal main. Adequate pressure and volume.	
	4.3.2 Water treatment system(s).	N/A		No treatment on domestic water supply.	
	4.3.3 Pumps and valves (including backflow prevention valves).	4		Backflow prevention valves, where required.	
	4.3.4 Piping and fittings.	4		Hot water heating: steel and copper. Domestic water: galvanized steel and copper. Sanitary: cast iron and copper. Storm: cast iron.	
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Enameled cast iron basins (single tap in each corner). Flush valve water closets. Stall urinals served by concealed tank. Vitreous china drinking fountains.	
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two domestic hot water heaters, piped in parallel. (40 U.S. gallons each). No additional storage tanks. Recirculation pumps.	
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary waste to municipal main. Roof (storm) drainage to municipal main.	
	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).	4		Two hot water heating boilers. Maximum output: 2,400,000 BTUH each at sea level.	
4.4.2	Heating controls (including use of current energy management technology).	4			
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Small ventilation unit (at high level) with hot water heating coil provides combustion air and general air circulation. Wall mounted propeller fan exhausts air at high level , when required.	
4.4.4	Treatment of water used in heating systems.	4		Chemical pot feeder and associated equipment.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Low water cutoffs and pressure relief valves mounted on each boiler.	
4.4.6	Heating air filtration systems and filters.	4		Low efficiency filters.	
4.4.7	Heating humidification systems and components.	4		Two evaporative coolers in both fan rooms.	

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).	4		Hot water circulated to perimeter fin radiation, unit heaters, etc. by two hot water heating pumps.	
	4.4.9 Heating piping, valve and/or duct insulation.	4		Heating piping insulated, except in cabinets. Exposed ductwork insulated and recovered. (Concealed ductwork may not be insulated).	
	4.4.10 Heat exchangers.	N/A			
	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		No complaints concerning space temperature from occupants.	
	4.4.13 Zone/unit heaters and controls.	4		Cabinet unit heaters at entrances controlled by electric thermostats.	
	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		Two evaporative coolers in both fan rooms, complete with centrifugal fan and water pump for media. (Unknown capacity.)	
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Unknown outdoor air quantity.	
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	F.I.		Unknown air change rate.	
	4.5.4 Exhaust systems capacity and condition.	4		Washroom exhaust system. General exhaust system.	
	4.5.5 Separation of out flow from air intakes.	4		No known or observed problems.	
	4.5.6 Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
	Other	F.I.		Corridors are being used as return air plenums. (Code violation).	

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		Pneumatic/electric control system.	
	4.5.8 Air filtration systems and filters.	4		Low efficiency filters.	
	4.5.9 Humidification system and components.	4		Humidified supply air, because of evaporative coolers in systems.	
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Common supply air temperature for floor. Room temperature controlled by valves on hot water radiation with thermostat, in each room.	
	Other				

School Facility Evaluation Project
Part II - Physical Condition

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		Two evaporative coolers in both fan rooms. (Unknown capacity.)	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Common ventilation ductwork for heating and cooling.	
	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		Bldg. Section	Description/Condition	
	4.7.1 Building wide/system wide control systems and/or energy management systems.	4		Original pneumatic/electric control system still functioning well.	
	Overall Mech Systems Condition & Estim. Costs				\$9,500.00

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		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 350 amps	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	All	Exterior site lighting is inadequate. Upgrade exterior lighting and install security lighting system.	\$10,000.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is controlled by time clock or temperature controller. Replace wood posts as reinstall receptacles.	\$7,000.00
	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).	2	All	Fire alarm system is in poor condition. Provide new fire alarm system as per code.	\$30,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	2	All	Existing system is in poor condition. Provide new system complete with battery pack as per code.	\$13,000.00
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	2	All	Existing system is in poor condition. Provide new LED system as per code. See 5.2.2 for battery packs.	\$5,000.00
	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.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$10,000.00
	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		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 20% of devices. On-site machinery requires separate circuits.	\$8,000.00
	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. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 40fc ; Hallways - 40fc ; Gym - 30fc ; Offices - 35fc. Light fixtures are to be replaced within 3 years	\$32,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site. Special removal and storage procedures are required. Ballasts should be identified and replaced.	\$7,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	4		Some energy efficient systems are in place. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Motion sensors for washrooms and other non-critical areas are recommended. Costs are included in 5.4.1	
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).	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. Cable TV installed to school but not used.	
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 closet in separate room. Installation is neat and clearly labeled. Install ventilation.	\$35,000.00
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					

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		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		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				\$168,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
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	13		1073.6	11	80	880.0	193.6	
7.2	Science Rooms/Labs	0		0	2	95	190.0	-190.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		207.7	1 2	130 90	310.0	-102.3	
7.4	Gymnasium (incl. gym storage)	1		241.6	1	430 43	473.0	-231.4	
7.5	Library/Resource Areas	1		308.5	1	180	180.0	128.5	
7.6	Administration/Staff, Physical Education, Storage Areas			450.9			388.0	62.9	
7.7	CTS Areas								
	7.7.1 Business Education						0.0	0.0	
	7.7.2 Home Economics						0.0	0.0	
	7.7.3 Industrial Arts						0.0	0.0	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			971.5			896.0	75.5	
	Overall Space Adequacy Assessment	18		3253.8	18		3317.0	-63.2	

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