	School Name:	Glendale Elementary School				School Code:	9143
	Location:	2415 Kelwood Dr. S.W.				Facility Code:	1465
	Region:	South				Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	325

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	1956	1	2131.8	Wood frame, sloped and flat roofs, stucco and wood siding	Heated from low pressure steam boiler	
Additions/ Expansions	1959	1	637.8	Same as 1956	Same as 1956	One classroom leased to Glendale community Nursery School
Total			2769.6			

						Evaluator's Name:	Bob Passmore
						& Company:	Building Science Specialists

Upgrading/ Modernization (identify whether minor or major)				Minor upgrading of finishes in Staff Room and Office		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	NA					
List of Reports/ Supplementary Information	CBE Facility Asbestos Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- replace some areas os asphalt / concrete in play area - install drainage at soccer pitch - remove coal chute lid - seal cracks in asphalt - Install handrails at handicapped ramps		$35,200
2	**Building Exterior**	- paint exterior of building		$115,000
3	**Building Interior**	- provide unisex handicapped washroom - repair fire separation		$31,000
4	**Mechanical Systems**	- install new hot water tank - install new boiler - provide ventilation relief air - install new condensate tank - Install HVAC for administration office		$71,900
5	**Electrical Systems**	- install additional exterior lighting - install additional parking plugs - install new fire alarm system - install new battery packs and additional heads - upgrade lights in gym and stage		$105,500
6	**Portable Buildings**	- NA		$0.00
7	**Space Adequacy:**			
	7.1 Classrooms	- Slightly excessive	36.1	
	7.2 Science Rooms/Labs	- Deficient	-5.9	
	7.3 Ancillary Areas	- Deficient	#REF!	
	7.4 Gymnasium	- Deficient	-132.6	
	7.5 Library/Resource Areas	- Deficient	-30.1	
	7.6 Administration/Staff Areas	- Deficient	-42.5	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Slightly excessive	149.8	
	Overall School Conditions & Estim. Costs		#REF!	$358,600

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	2.1 hectares	
1.1.2	Outdoor athletic areas.	4	Two ball diamonds with soccer pitch through one of the ball diamonds (just west of school)	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	New creative play area, completed in 1998. Large concreted area in south courtyard and at ends of east and west wings. Some asphalt topping where concrete is worn . Replace some areas of asphalt/concrete with new concrete	$19,200
1.1.4	Site landscaping.	4	Mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence to south, west and east of site. East and north sides adjacent to the building has a painted metal picket fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Drainage away from building on all sides. A drainage swale on the west side runs SW through the soccer pitch. Install drywell and underground drainage and relevel soccer pitch	$8,000
1.1.7	Evidence of sub-soil problems.	4	There is some minor slab subsidence along the west side of the building.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other		3	Lid from unused coal chute is set flush with grade and allows leakage into the Gas Meter Room below, remove and replace with concrete and waterproof membrane.	$4,000

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).	n/a	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Teacher/visitor parking to south is paved. A four car lot on the north side is graveled. Cracks in asphalt of parking lot should be sealed.	$1,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	n/a	City streets	
1.2.4	Fire vehicle access.	4	City streets on three sides, fire access to west along playing fields.	
1.2.5	Signage.	4	Wall mounted sign on east elevation at main entry.	
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	26 stalls, no designated handicapped stall or handicapped access to school from parking lot.	
1.3.2	Layout and safety of parking lots.	4	Fenced from play area. Gravel lot is next to sidewalk from NW corner entry	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt area I sloped to an area drain. Some cracking of asphalt noted.. Graveled lot drains to north sidewalk and roadway.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from east-side street approach the main entry (NE corner) and south end of east wing. Other walkways are city sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, slope well to east away from building	
1.3.6	Curb cuts and ramps for barrier free access.	3	Curb cut in city sidewalk, with ramps to both east side entries. There are no continuous handrails on the two handicap ramps. Install railings	$3,000
Other				
	Overall Site Conditions & Estimated Costs			$35,200

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	1955 - 1959	Minor cracking in terrazo and tile floor finishes at washrooms and entry Classroom wood floors have shrunk relative to corridor concrete slabs.E3	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1955 - 1959	Minor cracking noted in one wall of Classroom 7, ECS.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1955 - 1959	No evidence of problems	
2.1.4	Control/expansion joints.				
Other					
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**	**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,	FI	1955-1959	No report available, roof covered in snow at time of inspection	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI			
2.2.3	Control of ice and snow falling from roof.	5	1955-1959	Roofs slope to inside and drain internally.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	n/a			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1955 - 1959	Cracking noted in painted finish on stucco. Lower perimeter of school is finished in horizontal wood siding or ranchwall, installed horizontally. Nail heads are rusting and painting of exterior is recommended. Block firewalls pentratiing through the roof show signs of cracking and paint peeling and splitting.	$15,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1955 - 1959	Fascia appears to be new break shaped metal. Soffits require painting,included in 2.3.1	
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	1955 - 1959	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1955 - 1959	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1955 - 1959	No evidence of problems	
Other		3	1955 - 1959	Scope of work required for removal and replacement of boiler, cash allowance	$100,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1955 - 1959	Doors and hardware are original to building. Paint on doors is peeling, Repaint is included in 2.3.1.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1955 - 1959	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1955 - 1959	Hardware functions as required	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1955 - 1959	Windows are original to building, single glazed, with storms. All operable window locations are single glazed only, hopper type units with screens and security screening.Painting of exterior window frames is included in 2.3.1	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1955 - 1959	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1955 - 1959	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$115,000

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	1955 - 1959	Walls are wood frame with plaster finish in class wings. Core is painted concrete block or wood frame with plaster finish. No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1955 - 1959	Floors are concrete in core, and corridors, wood frame in classrooms. Minor cracking noted in basement concrete floor. Some settlement between classrooms and corridor floor. Transition usually covered by metal transition plate.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1955 - 1959	Floor finishes are 9" VAT in corridors, sheet lino in classrooms with area carpets in some. Hardwood floor in Gymnasium. Staff areas are carpettted. Terrazzo floors in courtyard entries and science room. Ceramic tile floors in children's washrooms. Cracking noted in terrazzo and ceramic tile floors, but are maintainable.	
3.2.2	Wall materials and finishes.	4	1955 - 1959	Walls are wood frame with painted plaster finish or painted concrete block. Walls in Gymnasium are finished with stipple (contains asbestos) Lower ten feet are protected with wood paneling.	
3.2.3	Ceiling materials and finishes.	4	1955 - 1959	Ceilings in classroom are sloped with 12 x 12 fibrous ceiling tiles. Gymnasium and corridors finished the same way. Library, lunch/science room, Shelter rooms have stippled finish (contains asbestos)	
3.2.4	Interior doors and hardware.	4	1955 - 1959	Doors are wood throughout, except for metal doors at fire separations. All appear to be original, except in office which have been upgraded to metal in HM frames.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.5	Millwork	4	1955 - 1959	Millwork is original, except for office and staffroom which have been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1955 - 1959	All tackboards and chalkboards are original - adequate. Replace all blackboards with white boards.	15000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1955 - 1959	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	4	1955 - 1959	Sinks are wall hung, in good condition, partitions are original, but in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1955 - 1959	Combination of combustible and non-combustible construction, Core area is mainly non-combustible, while classroom walls, floors and ceiling are combustible. Building is not sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1955 - 1959	2 hour fire separations exist between class wings and core. Storage room in basement requires repairs to ceiling fire separation.	$1,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1955 - 1959	Walls are mainly concrete block in the core, doors are wood unless noted elsewhere. Doors are not on hold open devices, they are secured with hooks.	
3.3.4	Exiting distances and access to exits.	4	1955 - 1959	Appear to be adequate.	
3.3.5	Barrier-free access.	2	1955 - 1959	Facility is accessible, at front entry and south east wing door. Neither ramp has rails at proper height. There are no handicapped washroom facilities. Provide one unisex handicapped accessible washroom.	$15,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1955 - 1959	CBE Facility Asbestos database indicates the presence of asbestos in stipple finish on walls or ceiling in gymnasium, science/lunch room, library. Elbows on heating pipes in the lower level tunnels and storage. The univent heaters contain asbestos transite board. 9" floor tile throughout contains asbestos. Original fluorescent lights contain PCB ballasts. This must be a consideration as renovations are contemplated.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1955 - 1959	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$31,000

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.1	**Mechanical Site Services**		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1955 to 1959	The parking lot has a catch basin that drains to the city storm sewer.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1955 to 1959	Hose bibbs are provided on the east and in the south courtyard.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1955 to 1959	Standpipes are provided in both wing corridors and in the center corridor c/w hoses on reels.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1955 to 1959	Pressurized water, type ABC and carbon dioxide hand extinguishers are provided next to the standpipes and in the service rooms	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.3	**Water Supply and Plumbing Systems**		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1955 to 1959	Water service is from city mains in the street. Pressure, quality and supply are adequate.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1955 to 1959	Backflow protection is provided on the domestic water supply, fire line, boiler feedwater and ice rink flooding lines.	
4.3.4	Piping and fittings.	4	1955 to 1959	Water piping is original galvanized iron and copper with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1955 to 1959	Water closets are flush valve type. Urinals are flush tank type. Lavatories are wall hung. Classroom sinks are countertop enameled steel. Slop sinks are enameled cast iron wall hung. Drinking fountains are single bubbler wall hung. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1955 to 1959	A old 40 gal. domestic gas fired water heater is provided. It should be replaced.	$400
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1955 to 1959	Sanitary and storm lines connect to city systems. Storm and sanitary piping is hub and spigot cast iron. A submersible pump equipped sump is located in the boiler room for the boiler room drainage.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems**		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1955 to 1959	A low pressure steam system is provided. The boiler is rated at 4,366 MBH and is an low efficiency Lethbridge fire tube type that may have been converted from coal to gas. It has asbestos insulation. Heating terminals are convectors and unit ventilators. Boiler capacity is adequate. There is no backup. The boiler should be replaced.	$45,000
4.4.2	Heating controls (including use of current energy management technology.	3	1955 to 1959	The heating system uses a pneumatic control system. The control compressor requires a dryer.	$3,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1955 to 1959	A combustion air duct from a wall louver has been modified and does not now comply with gas code requirements. A ventilation relief opening is not provided. Chimney is satisfactory.	$3,000
4.4.4	Treatment of water used in heating systems.	4	1955 to 1959	Chemical treatment is applied to the water in the condensate tank.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1955 to 1959	A low water feeder and cutoff is provided on the boiler and a float operated water feeder is installed on the condensate tank. A pressure relief valve is installed on the boiler.	
4.4.6	Heating air filtration systems and filters.	4	!955 to 1959	Unit ventilators have filters installed.	
4.4.7	Heating humidification systems and components.	N/A		A humidification system is not provided.	

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	1955 to 1959	Steam at low pressure is distributed to the unit ventilators and convector radiators using steel piping. Some wall fin convectors are also used. The piping runs in tunnels below the corridors.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1955 to 1959	Steam mains are insulated with asbestos. There is no duct insulation.	
4.4.10	Heat exchangers.	N/A		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1955 to 1959	Mixing dampers are used in the unit ventilators. No problems were evident.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1955 to 1959	Most areas have thermostatic temperature control. No comfort problems were reported.	
4.4.13	Zone/unit heaters and controls.	4	1955 to 1960	Pneumatic thermostats control the unit ventilators and convectors in occupied rooms. Other convectors are hand valve controlled.	
Other	Condensate tank and pump.	3	1955 to 1959	The heating system uses an old single pump condensate tank. It will require replacement.	$3,500

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.	N/A		None	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1955 to 1959	Most occupied areas have outside air entering through unit ventilators including the gym. Actual amount is not known. The gymnasium has motorized dampers on outside wall louvers for summer makeup for the air exhausted. The admin. area has opening window ventilation. A HVAC system is required.	$12,000
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1955 to 1959	Exhaust ventilation is provided from all areas. Make-up is provided by unit ventilators. A rooftop air inlet with remote damper control is provided.	
4.5.4	Exhaust systems capacity and condition.	3	1955 to 1959	All areas except the corridors have air exhausted from them by roof mounted exhaust fans. Separate fans are used for the washrooms. Many are original and will require replacement.	$5,000
4.5.5	Separation of out flow from air intakes.	5		Separation is excellent.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		None	
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).	N/A		None	
4.5.8	Air filtration systems and filters.	N/A		Not applicable	
4.5.9	Humidification system and components.	4	1955 to1959	A roof mounted swamp cooler is used to add humidity to the library.	
4.5.10	Heat exchangers.	N/A		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		None	
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).	N/A		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		None	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		None	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None	
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	1955 to 1959	None A chronotherm is used to lower building temperatures during unoccupied hours.	
	Overall Mech Systems Condition & Estim. Costs				$71,900

Section 5	Electrical Systems	Rating		Comments /Concerns	Estim. Cost
5.1	**Site Services**		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1955 to 1959	Minor cracking in terrazo and tile floor finishes at washrooms and entry Classroom wood floors have shrunk relative to corridor concrete slabs.E3	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	!955 to 1959	Exterior is poorly lighted. Two HID fixtures are provided at the northwest corner and one on the south. A single fixture is used for the parking lot. Additional lighting is required on the other sides and for the parking lot.	$5,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1955 to 1959	Six duplex plug-ins are provided on one side of the parking lot only. They do not operate below a set outside temperature. The number is inadequate and additional plugs are required.	$2,000
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	1955 to 1959	A single electrical circuit feeds all fire alarm devices. Devices are inadequately located and spaced. There is no system supervision or back-up. Fire drills are carried out. A new fire alarm system is required.	$10,500
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1955 to 1959	The corridors have inadequately spaced battery powered emergency remote heads. The tunnels do not have emergency lights. New battery packs and additional heads are required.	$3,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1955 to 1959	Illuminated exit signs are provided only at some of the corridor exits. The exit signs have no emergency power. New exit lights are required.	$3,000
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.	4	!999	The recently installed central computer system has surge protection. The main electrical system does not.	
5.3.2	Panels and wireways capacity and condition.	4	1955 to1959	Most panelboards have some spare circuits. The wiring capacity is adequate and in satisfactory condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	
5.3.4	General wiring devices and methods.	4	1955 to 1959	Receptacles are grounded type and devices are generally in good condition.	
5.3.5	Motor controls.	4	1955 to 1959	The condensate pump is provided with a magnetic starter. The main exhaust fan is provided with a fused disconnect.	
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1955 to 1959	The occupied areas and most service rooms are provided with fluorescent lighting. Incandescent lighting is used in the storage rooms and tunnels. Light levels were recorded as follows: gymnasium - 248 lux, stage - 183 lux, lunch room - 484 lux, corridor - 377 lux, office - 377 lux, library - 753 lux, classrooms (typical) - 645 lux. The lights in the gym and stage need upgrading. Fluorescent fixtures should be installed in the tunnels and storage room off the tunnel and in the mechanical rooms. Included in 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1955 to 1959	Most fluorescent fixtures have ballasts with P.C.Bs. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1955 to 1959	No energy management systems are provided. Most fluorescent fixtures are provided with 34 watt lamps. The fan motor with a phase converter should be replaced. All fluorescent fixtures should be upgraded to fixtures with T-8 lamps.	$82,000
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	1955 to 1960	The telephone system has adequate capacity and reliability..	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1955 to 1960	An intercom system is provided with good speaker coverage and call stations in the classrooms.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1955 to 1960	A new computer hub and distribution system with internet access and outlets throughout the school is provided.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1955 to 1960	Cabling is in conduit. It is concealed above ceilings and in walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	1955 to 1960	Telephone and computer network service and distribution hubs are located in a large storage room accessed from the service tunnel. Ventilation is adequate.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1999	Dedicated circuits for the computer hub are provided. Computers are not on dedicated circuits.	
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		None	
5.6.2	Intrusion alarms (if applicable).	4	1955 to 1960	A security camera is installed at the main entrance, motion detectors and a monitor are provided. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	N/A		None	
Other	Program co-ordinator	5	1955 to 1960	A program controller is installed in the general office to sound call bells automatically.	
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		None	
5.7.2	Condition of elevators/lifts.	N/A		None	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None	
Other					
	Overall Elect. Systems Condition & Estim Costs				$105,500

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**	**None**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	**N/A**	**None**	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**N/A**	**None**	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**N/A**	**None**	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**N/A**	**None**	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**N/A**	**None**	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**	**None**	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**N/A**	**None**	
6.1.8	Heating system.	**N/A**	**None**	
6.1.9	Ventilation system.	**N/A**	**None**	
6.1.10	Electrical, communication and data network systems.	**N/A**	**None**	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**N/A**	**None**	
6.1.12	Barrier-free access.	**N/A**	**None**	
	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	11		836.1	10	80	800	36.1	
			79.8					0	
			63.8					0	
			73.4					0	
			60.5					0	
7.2	Science Rooms/Labs	1	89.1	89.1	1	95	95	-5.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	79.8	79.8	1	130	130	-50.2	
					2	90	180	-180	
7.4	Gymnasium (incl. gym storage)	1		340.4			473	-132.6	
	Gymnasium		267.6						
	stage		62						
	storage		10.8						
7.5	Library/Resource Areas	1		129.9	1		160	-30.1	
7.6	Administration/Staff, Physical Education, Storage Areas			338.5			381	-42.5	
	Sub-Total			1813.8			2219	-405.2	
7.7	CTS Areas								
	7.7.1 Business Education							0	
	7.7.2 Home Economics							0	
	7.7.3 Industrial Arts							0	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			955.8			806	149.8	
	Overall Space Adequacy Assessment	13		2769.6	14		3025	-256.4	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	No.
	11
	1

Evaluation Component/ Sub-Component	Additional Notes and Comments
	3

Evaluation Component/ Sub-Component	Additional Notes and Comments
	3
	N/A

Evaluation Component/ Sub-Component	Additional Notes and Comments
	N/A
	N/A
	N/A
	N/A
	N/A

Evaluation Component/ Sub-Component	Additional Notes and Comments
	5