School Facility Evaluation Project

Part I - Facility Profile and Summary

	School Name:	Glenmeadows Elementary				School Code:	9123
	Location:	4931 Grove Hill Rd. SW				Facility Code:	1449
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	250

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	1959	1	2270.70	Wood frame, sloped and flat roofs, stucco and wood siding	Heated from low pressure steam boiler	
Additions/ Expansions						
	Total		2270.70			

						Evaluator's Name:	Bob Passmore, M.A.A.A.
						& Company:	Building Science Specialists Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	CBE Facility Abestos Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- Replace an area of sidewalk - Provide handicapped curb cut		$14,000
2	**Building Exterior**	- paint exterior of building - cash allowance for boiler removal and replacement		$90,000
3	**Building Interior**	- provide unisex handicapped washroom - repair fire separation		$21,000
4	**Mechanical Systems**	- provide fire extinguisher in boiler room and electrical room - provide new hot water heater - install new boiler - provide ventilation relief air - install new condensate tank - Install HVAC for administration office - install new exhaust fans		$64,550
5	**Electrical Systems**	- install additional exterior lighting to west and north - install new fire alarm system - install new battery packs and additional heads - Relamp fixtures throughout		$92,300
6	**Portable Buildings**	- NA		
7	**Space Adequacy:**			
	7.1 Classrooms	- Slightly excessive	247	
	7.2 Science Rooms/Labs	- Deficient	-23.5	
	7.3 Ancillary Areas		-310	
	7.4 Gymnasium	- Slightly excessive	72.3	
	7.5 Library/Resource Areas	- Slightly excessive	27.5	
	7.6 Administration/Staff Areas	- Deficient	-141.8	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Slightly excessive	212.5	
	Overall School Conditions & Estim.		84	$156,600

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	1.89 hectares	
1.1.2	Outdoor athletic areas.	4	Three 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.	4	Newer creative play area. Large concreted area to south, partial courtyard., with gravel.	
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 west and east sides of site. South side opens to community park area. North side is open to the street. 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).	4	Drainage away from building on all sides. Site is fairly flat.	
1.1.7	Evidence of sub-soil problems.	4	none noted.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	N/A	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Teacher/visitor parking to east is gravel. Access is from alley.	
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 north side, lane to east side access to west along playing fields at walkway..	
1.2.5	Signage.	4	Wall mounted sign on north elevation near 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).	3	12 stalls, no designated handicapped stall or handicapped access to school from parking lot. Provide handicapped stall.	$8,000
1.3.2	Layout and safety of parking lots.	4	Fenced from play area.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel lot drains over surface to alley.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from north side street approach the main entry (NE corner) and NW end of west end. Other walkways are city sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete, with asphalt topping at slumped section in main approach to entry, should be replaced.	$3,000
1.3.6	Curb cuts and ramps for barrier free access.	2	None noted. One required.	$3,000
Other				
	Overall Site Conditions & Estimated Costs			$14,000

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	1959	Minor cracking in terrazo and tile floor finishes at washrooms and entry Classroom wood floors have shrunk relative to corridor concrete slabs.Maintainable.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1959	Minor cracking noted in stairwell to basement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959	No evidence of problems	
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, insulation, other components).	FI	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	1959		
2.2.3	Control of ice and snow falling from roof.	5	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	1959		
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, efflorescence, water stains).	3	1959	Cracking noted in painted finish on stucco. Lower perimeter of school is finished in horizontal wood siding. 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
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1959	Fascia is original and requires paint. 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	1959	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	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	1959	No evidence of problems	
Other		3	1959	Scope of work required for removal and replacement of boiler has not been determined, cash allowance is provided.	$75,000

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	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	1959	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	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	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	1959	No problems noted.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1959	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$90,000

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	1959	Walls are wood frame with plaster finish in class wing. 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	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		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		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		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		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		Millwork is original, except for office which has been upgraded.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		All tackboards are original - adequate, blackboards replaced with whiteboards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	4		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		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		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		Walls are mainly concrete block in the core, doors are wood unless noted elsewhere. Doors to class wing are metal and are not on hold open devices, they are secured with hooks.	
3.3.4	Exiting distances and access to exits.	4		Appear to be adequate.	
3.3.5	Barrier-free access.	2		Facility is not accessible. There are no handicapped washroom facilities. Provide one unisex handicapped accessible washroom, and access to the facility	$20,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		CBE Facility Asbestos database 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. 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		No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$21,000

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).	NA		There is no site drainage system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1959	Hose bibs are provided on the south and east sides of the building.	
4.1.3	Outside storage tanks.	NA		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1959	A hose and standpipe system is installed. Standpipes and hose reels are located in the center of the north and south corridors.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1959	An ABC dry chemical or a pressurized water extinguisher is located next to the standpipes. A 5 lb carbon dioxide type is in the boiler room. 2.5 lb ABC dry chemical type are in the kitchen and copier room. Provide a 20 lb. ABC in the boiler room.	$150
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1959	The science room has a 2.5 lb. ABC dry chemical extinguisher. The electrical room/computer hub room requires an extinguisher	$100
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	1959	A 4' iron water supply from city mains is brought into the tunnel. Pressure, capacity and quality are good.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1959	The 2" domestic water line has 2 @ 2" backflow preventors. The standpipe supply and the boiler feedwater lines have backflow preventors.	
4.3.4	Piping and fittings.	4	1959	Original piping is galvanized piping with threaded and screwed fittings. Newer piping is copper tubing with soldered fittings	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1959	Water closets are floor standing regular rim flush valve type. Lavatories are wall hung. Urinals are stall type with flush valves. Countertop sinks are stainless steel. The janitors room has a wall hung slop sink. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1959	A tank type gas fired water heater is located in the boiler room. A recirculating pump is provided. The tank is old and should be replaced. An aquastat controlling the recirculating pump is provided.	$400
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1959	Sanitary and storm sewers are hub and spigot type connected to city mains. A sump equipped with a pump is used for lower floor drainage. Replace the pump	$400
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	1959	A low pressure steam boiler is installed. The boiler is an old low efficiency Lethbridge fire tube type rated at 3,600 MBH. It has probably been converted from coal to gas. It has asbestos insulation. The boiler should be replaced.	$45,000
4.4.2	Heating controls (including use of current energy management technology.	4	1959	The heating system uses a pneumatic control system. A control compressor c/w a dryer is provided.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1959	An uninsulated combustion air duct from a wall louver is brought to the boiler room floor. There is no gas code required relief air opening. A draft shield is required in front of the combustion air duct. Provide the relief opening.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1959	Chemical treatment is applied to water in the condensate tank.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1959	A low water level feeder/ cutoff is provided on the boiler. The boiler has a pressure relief valve.	
4.4.6	Heating air filtration systems and filters.	4	1959	Unit ventilators used for heating have filters installed.	
4.4.7	Heating humidification systems and components.	NA		none.	

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	1959	Steam is distributed at low pressure to the heating terminals. Piping is threaded and screwed steel run in tunnels below the corridors to all terminals. Radiator convectors, unit ventilators and wall fin convectors are installed.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1959	The steam mains are insulated with asbestos. with a canvas cover.	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1959	The unit ventilators use mixing dampers.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1959	Most areas have thermostatic control. No comfort problems were reported.	
4.4.13	Zone/unit heaters and controls.	4	1959	Pneumatic thermostats control the unit ventilators and convectors in occupied rooms. Other rooms have hand valve control.	
Other	Condensate tank and pump.	3	1959	An old packaged tank and pump with float controlled water feeder is installed. It should be replaced.	$7,500

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.	3	1959	There is no central air handling unit. Unit ventilators provide ventilation to the classrooms, gymnasium, computer room and science room. The office area has no ventilation. Provide a HVAC system for the office areas.	$7,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1959	The unit ventilators provide outside ventilation air. The main building uses a central exhaust fan. A large exhaust fan is used in the gymnasium. There is an air intake without heat on the roof with a manual damper controller. The cfm/occupant is probably adequate except in the offices. See 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1959	The unit ventilators deliver air through wall plenums or grilles on the top of the ventilator. Air changes per hour is probably 6.	
4.5.4	Exhaust systems capacity and condition.	3	1959	The main exhaust system capacity is not known. The fan and ductwork is run in the tunnels with branches to the rooms. The fan motor has a phase convertor. Each of the two main branches have dampers. One damper appears closed. The washrooms use central roof exhausters. The main exhaust fan motor should be replaced with a single phase motor. Washroom exhaust fans are central and roof mounted. The fans will require replacement.	$3,000
4.5.5	Separation of out flow from air intakes.	4	1959	Separation is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1959	An exhaust fan is provided over the copier	
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).	NA		None	
4.5.8	Air filtration systems and filters.	4	1959	The unit ventilators use replacable media filters.	
4.5.9	Humidification system and components.	NA		None	
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1959	See 4.5.1	
Other					
4.6	**Cooling Systems**		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	NA		None.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	NA		Not applicable	
4.6.3	Cooling system controls (including use of current energy management technology).	NA		Not applicable	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		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	1959	There is a central set-back thermostat(chronotherm) that reduces building temperatures during unoccupied hours. A remote central monitoring agency monitors the building for low temperature.	
	Overall Mech Systems Condition & Estim. Costs				$64,550

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	1959	Power is brought underground from overhead utility lines to an electrical switchboard in a room on the main floor. The main switch is 400 amperes at 1 phase, 120/240v. Maximum demand is 970 va.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1959	The building has HIDs on the east wall that cover the parking lot. A HID fixture is located on the west wall over the paved play area. The west and north sides have no lights. Install HID fixtures on the west and north.	$2,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1959	The gravel parking lot has power to all parking spaces but only 4 of eight spaces have plug-ins. Condition is good. Plug-ins should be provided at all parking spaces.	$800
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	1959	An electrical breaker supplies power to the fire alarm devices. Devices are inadequately spaced and located. There is no backup or system supervision. Install a complete new fire alarm system.	$10,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1959	Battery packs are provided with remote heads in corridors, gymnasium and library. Spacing and locations are inadequate. Install new packs with additional remotes.	$2,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1959	Old exit signs are provided at corridor and gymnasium exits. Some exits do not have signs and there is no emergency power to the exit signs. Install new exit lights connected to the emergency battery packs..	$2,500
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	1959	Only the recently installed computer system has surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	1959	Most panelboards are near capacity. The newer panelboard in the electrical room has several spaces. The system uses wire in metal conduit. Condition is satisfactory.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		None	
5.3.4	General wiring devices and methods.	4	1959	The receptacles are grounded type. Devices are in fair condition.	
5.3.5	Motor controls.	4	1959	The larger motors have fused disconnects. Small motors have thermal switches.	
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1959	Most of the building has fluorescent fixtures. The boiler room, tunnel, basement storage and other storage rooms have incandescent lamps. Light levels were recorded as follows: gymnasium - 216 lux, stage - 108 lux, main corridor - 108 to 216 lux, boiler room - 108 lux, tunnels - 54 to 324 lux, mud room - 108 to 216 lux, computer room - 324 lux, nurses room - 409 lux, library - 378 lux, office - 432 lux, typical classroom - 270 lux, Fixtures and switches are in good condition. The incandescent fixtures should be replaced with fluorescent fixtures. See 5.4.3. Most areas should have lamps reinstalled.	$5,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1959	Many fixtures are assumed to have ballasts with PCBs. No problems were reported. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1959	Most fluorescent fixtures have had lamps removed under a delamping program and the lamps remaining are 34 watts. Replace all fluorescent fixtures with T-8 lamp equipped fixtures.	$70,000
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	1969	A new service and distribution system has been installed and capacity/condition are good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1959	A public address system with speakers throughout the building is installed. The control panel is in the general office. A telephone intercom system has been installed throughout the building. An old cable TV system is installed and is not used.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1959	A new computer system with internet access has been installed with outlets throughout the building. A computer room has been provided with a panelboard.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1959	Cabling is installed in conduit concealed in all areas.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1959	The telephone service in the tunnel is in a dusty location. The computer hub is located in the electrical room. An exhaust grille is provided in the electrical room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1959	Dedicated circuits are provided for the computer hub and for computers in the computer room. The other area computers use general circuits.	
Other	Program co-ordinator	5	1959	A program co-ordinator with controller in the general office is provided to sound the call bells automatically.	

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).	NA		None	
5.6.2	Intrusion alarms (if applicable).	4	1959	A motion detector system with central station connection for unoccupied hours is provided.	
5.6.3	Master clock system (if applicable).	NA		None.	
Other	Program co-ordinator	5	1959	A program co-ordinator with a controller to automatically sound the call bells is installed in the principles office.	
5.7	**Elevators/Disabled Lifts (If applicable)**		Bldg. Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	NA		None	
5.7.2	Condition of elevators/lifts.	NA		Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.	NA		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$92,300

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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9		727.0	6	80.0	480.0	247.0	
			85.8						
			83.5						
			70.9						
			70.0						
			75.9						
7.2	Science Rooms/Labs	1	71.5	71.5	1	95.0	95.0	-23.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 2	130 90	310.0	-310.0	
7.4	Gymnasium (incl. gym storage)	1		347.3	1		275.0	72.3	
	Gymnasium		272.0			250.0			
	Storage		12.1			25.0			
	Stage		63.2						
7.5	Library/Resource Areas	1	147.5	147.5	1		120.0	27.5	
7.6	Administration/Staff, Physical Education, Storage Areas			200.2			342.0	-141.8	
	Administration/Staff, Physical Education,		101.7			297.0			
	Storage		98.5			45.0			
	Sub-Total			1493.5			1622.0	-128.5	
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)			776.5			564.0	212.5	
	Overall Space Adequacy Assessment	12		2270.0	12		2186.0	84.0	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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