School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

	School Name:	Greenview Elementary				School Code:	9216
	Location:	211 McKnight Blvd. NE				Facility Code:	1479
	Region:	North				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1123
	Grades:	K-6				School Capacity:	600

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1961		2499.4	Masonry walls, with sloped and flat wood roofs, block, brick and stucco exterior	Hot water boiler with univents in classrooms	
Additions/ Expansions	1966		2170	Block walls with brick exterior, post tensioned slabs and flat concrete roof.	As above with central air handler to supply air to classrooms.	
Total			4877.5			

						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					

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	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- patch courtyard - repair parking fence and provide separate car plugs.		$74,500
2	**Building Exterior**	- paint exterior of original building and fascia to complete perimeter of building. - replace windows throughout		$220,700
3	**Building Interior**	- provide new toilet partitions in washrooms. - provide handicapped access throughout building and handicapped washroom. - cash allowance for repair of architectural finishes for removal of boilers.		$187,000
4	**Mechanical Systems**	- provide one new hot water heater - provide new boiler in original school - replace compressor for pneumatic controls - provide relief ventilation opening in boiler room - provide two new expansion tanks - install roof top HVAC for office - provide new bathroom exhausts - install range hood in staff room		$71,800
5	**Electrical Systems**	- provide parking lot lighting - provide additional exit signs & remote emergency heads connected to emergency power - upgrade lights throughout to T-8.		$135,500
6	**Portable Buildings**	- n/a		$0.00
7	**Space Adequacy:**			
	7.1 Classrooms	- slightly excessive	-441.5	
	7.2 Science Rooms/Labs	- deficient	-25.7	
	7.3 Ancillary Areas	- deficient	145.4	
	7.4 Gymnasium	- deficient	-19.4	
	7.5 Library/Resource Areas	- deficient	56.1	
	7.6 Administration/Staff Areas	- deficient	-318.7	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	- slightly excessive	1019.2	
	Overall School Conditions & Estim. Costs		415.4	$689,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	3.62 hectares	
1.1.2	Outdoor athletic areas.	4	Two soccer pitches to south of school, Creative play area to SW. Basketball hoops on pavement to south.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Creative play area on gravel Large paved courtyard and at ends of east and west wings. Some low spots in asphalt, should be filled and crack sealing done.	$4,500
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 east & west of site. West side street is raised considerably, (one storey) above playground, access by stairs at SW corner of school. The north side is bordered by McKnight Boulevard, there is a pedestrian overpass.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drainage is away from building on all sides. There may be drainage problems on west side, but swale at edge of paved area moves water away from building, but across walkway to south.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems 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 paved.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City street to west or parking lot to east	
1.2.4	Fire vehicle access.	4	West side access is on half paved/graveled access. to south of building and gravel area.	
1.2.5	Signage.	4	Wall mounted sign on west elevation at north main entry.	
Other				
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	42 stalls with plug ins, 6 additional stalls no designated handicapped stall. Provide handicapped stall & ramp to east doors.	$30,000
1.3.2	Layout and safety of parking lots.	3	Fenced from play area. No pedestrian route through the parking area. Fence is used to carry parking plugs. Fence is falling over and needs to be reinstalled, with parking plugs on separate pedestals.	$38,000
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt area is sloped to an area drain. Some cracking of asphalt noted. Seal asphalt cracks	$2,000
1.3.4	Layout and safety of sidewalks.	4	Sidewalk from north avenue approaches the main entry (North west corner) and there is a city sidewalk along Boulevard and street to west.	
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.	4	Curb cut in city sidewalk, with one ramp to the main entry. It is a steep ramp, attendant would be required.	
Other				
	Overall Site Conditions & Estimated Costs			$74,500

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	1962	Minor cracking in terrazzo and tile floor finishes at washrooms and entry Classroom wood floors have shrunk relative to corridor concrete slabs.	
		FI	1971	Structural slabs are post tensioned. Grout pockets are clearly visible. Condition of pockets and cables require review.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1962	No evidence of problems.	
		FI	1971	Rusting of some steel in beams noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1962 - 1971	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.***			**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	1962 - 1971	Not reviewed, snow on roof.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1962 - 1971	Not reviewed.	
2.2.3	Control of ice and snow falling from roof.	5	1962	Roofs slope to inside and drain internally.	
		4	1971	Roof is flat with internal drains to municipal system	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	n/a	1962 - 1971		
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**			**Description/Condition**	
2.3.1 *	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	FI	1962	Large crack noted in stucco on Gymnasium at NW corner, and at next column to east.	
		3	1962	Exterior of original building requires painting.	$13,000
		4	1971	Brick exterior, with curtain wall panels at the windows. See 2.4.4. Below.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1962 - 1971	Fascia requires painting to complete perimeter of building. See 2.3.1 above	
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	1962 - 1971	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1962 - 1971	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1960 - 1964 1967	No evidence of problems	
Other		FI	1962 - 1971	Allowance for removal and replacement of boiler.	$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	1962 - 1971	Doors and hardware are original to building. Require painting. See 2.3.1 above	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1962 - 1971	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1962 - 1971	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	1962	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. Wood frames have been allowed to deteriorate. Replace windows.	$77,000
		3	1971	Windows are aluminum framed curtain wall sections with infill panels below. Panels contain asbestos. Windows and hardware in poor shape. Several sealed units have lost their seals. Recaulking to perimeter of wall windows and panels is required. Replace all.	$55,700
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1962 - 1971	See 2.4.4 above	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1960 - 1964 1968	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$220,700

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	1962 - 1971	Walls are painted concrete block.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1962	Floors are concrete in core, and corridors, wood frame in classrooms. Minor cracking noted in basement concrete floor.	
		4	1971	Floors are post-tensioned concrete slabs.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1962	Floor finishes are 9" VAT in corridors, original sheet lino in classrooms with area carpets in some. Hardwood floor in Gymnasium. Staff areas are carpeted. Music room is carpeted 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.	
		4	1971	Floor finishes in corridors are Sheet vinyl and VT. Library is carpeted. Classrooms are VT with some area carpets, on main floor with Sheet vinyl throughout second floor..	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.2	Wall materials and finishes.	4	1960-1964	Walls are concrete block with painted finish. 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	1962	Ceilings in classroom are sloped with 12 x 12 fibrous ceiling tiles. Gymnasium and corridors finished the same way. Shelter rooms have stippled finish (contains asbestos)	
		4	1971	Ceilings are exposed concrete beams with 12" ceiling tile glued to underside.	
3.2.4	Interior doors and hardware.	4	1962 - 1971	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.	
3.2.5	Millwork	4	1962 - 1971	Millwork is original, except for office which have been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1962 - 1971	All tackboards and chalkboards are original - adequate. CBE policy- replace with white board.	$23,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1962 - 1971	Gymnasium has fold out climbing wall. Ceiling mounted sliding partition to divide gymnasium.	
3.2.8	Washroom materials and finishes.	4	1962 - 1971	Sinks are wall hung, in good condition, partitions are original, require replacement.	$13,500
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	1962 - 1971	Combination of combustible and non-combustible construction, Core area is mainly non-combustible.. Building is not sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1962 - 1971	2 hour fire separations exists between west class wing and core.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1962 - 1971	Walls are concrete block, doors are metal, Doors are not on hold open devices.	
3.3.4	Exiting distances and access to exits.	4	1962 - 1971	Appear to be adequate.	
3.3.5	Barrier-free access.	2	1962 - 1971	Facility is accessible, at front entry only. There is one handicapped toilet stall in girls washroom at SW corner of addition. Door swings into stalls .There is no access between the upper and lower level. Provide automated handicapped access doors at entry, install unisex handicapped washroom and provide handicapped lift.	$150,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1962 - 1971	CBE Facility Asbestos database indicates the presence of asbestos in stipple finish on walls or ceiling in gymnasium, science/lunch room, Elbows on heating pipes in the lower level tunnels and storage and above ceiling tiles. The two boilers are wrapped in asbestos. 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	1962 - 1971	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$187,000

Section 4		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).	5	1962 to 1971	Catchbasins are located in the parking lot and in the courtyard. They drain to city storm sewers.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	1962 to 1971	Hose bibbs are located on the east, west and south 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).	5	1962 to 1971	The building has a standpipe system c/w hose reels and fire extinguishers in all the corridors.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	1962 to 1971	The boiler room has a 10 lb. and a 20 lb. carbon dioxide fire extinguishers. 20 lb. type ABC extinguishers are located near the standpipes. A 2.5 lb. type ABC extinguisher is installed in the kitchen.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	NA		None.	
Other					

Section 4		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).	5	1962 to 1971	A 4' dia. iron water line from city mains supplies domestic water and the fire standpipe system. Pressure, quality and capacity are good.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1962 to 1971	Backflow protection is provided on the domestic, fire supply lines and boiler feedwater line.	
4.3.4	Piping and fittings.	5	1962 to 1971	Visible water lines are uninsulated copper with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1962 to 1971	Water closets are regular rim, floor mtd. flush valve type. Urinals are stall type with flush tanks. Lavs. are wall hung type. Corridor drinking fountains are 1 bubbler wall hung. Classroom and kitchen sinks are old enameled countertop type. Stainless steel ctp, sinks are used in the old science lab. Condition is fair to good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1962 to 1971	A residential type gas fired tank type water heater is used. It will require replacing. A small in-line recirculating pump is provided.	$400
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1962 to 1971	Storm and sanitary lines are connected to the city mains. Both systems use hub and spigot cast iron. A sump with a submersible pump is used for lower level drainage.	
Other					

Section 4		Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems**		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1962 to 1971	A pumped hot water heating system is installed using an old Lethbridge fire tube boiler rated at 3,500 MBH. It was probably converted to gas from coal firing. It is insulated with asbestos. Six in-line circulators are provided. They are replacement pumps. Replace the boiler.	$45,000
4.4.2	Heating controls (including use of current energy management technology.	3	1962 to 1971	The heating system uses pneumatic controls. The control compressor is small and old. Air dryer is good. Replace compressor.	$7,000
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1962 to 1971	An uninsulated duct from a wall louver drops into a high duct well. No ventilation relief is provided. Provide a ventilation relief opening.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1962	A chemical pot feeder is piped across the circulators.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1962	The boiler is equipped with a low water cut-off and pressure relief valves(2).	
4.4.6	Heating air filtration systems and filters.	NA		None	
4.4.7	Heating humidification systems and components.	NA		None	

Section 4		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	1962 to 1971	Threaded and screwed steel piping distributes hot water to the terminals. Heating terminals are convector radiators, wall fin element behind cabinets, wall fin convectors, fan cabinet heaters and unit ventilators.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1962 to 1971	Heating piping is insulated with canvas covered fiberglass. Some asbestos may be installed on the piping.	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Mixing boxes are used in the unit ventilators.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1962 to 1971	Most occupied rooms have thermostat controlled space temperatures. No problems were reported..	
4.4.13	Zone/unit heaters and controls.	4	1962 to 1971	Pneumatic t'stats control the unit ventilators. Electric space t'stats cycle the fans on the fan cabinet heaters.	
Other	Expansion tanks	3	1962 to 1971	Standard type expansion tanks are installed c/w a gauge glass. They are near their life expectancy and should be replaced.	$3,000

Section 4		Rating		Comments/Concerns	Estim. Cost
4.5	**Ventilation Systems**		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3	1962	The gymnasium and classrooms are provided with unit ventilators that can introduce outside air. The building uses a central system of exhaust ventilation. A recently installed small fan cabinet with electric heater supplies fresh air to the office area. This system should be replaced with a roof top HVAC unit	$10,000
		4	1971	A central ventilation system delivers air to the classrooms. It has two fan equipped swamp coolers, a return/exhaust fan, heating coil with face and bypass dampers and exhaust/return/fresh air dampers.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1962	The unit ventilators appear to be able to deliver adequate fresh air to the classrooms and gymnasium. The office area system can probably deliver adequate fresh air.	
		4	1971	The amount of outside air is adjustable. The CFM/person being delivered is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1962	The only distribution system is in the office where the new fan cabinet delivers air to ceiling diffusers.	
		4	1971	The central system delivers tempered air to wall supply grilles and air is returned using wall return grilles. The air change rate is not known.	
4.5.4	Exhaust systems capacity and condition.	3	1962 to 1971	Exhaust fans are used for the washrooms. Their capacity and condition is not known. The amount of air exhausted by the central system is not known. Operation appears normal. They are original and will require replacement.	$5,000
4.5.5	Separation of out flow from air intakes.	4	1962 to 1971	Seperation of intakes from exhausts is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1962 to 1971	None. A range hood is not provided. Install a range hood.	$400
Other					

Section 4		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				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1962 to 1971	The small office cabinet fan has a ducts tat controlling the discharge air temperature. Room t'stats control unit ventilators. The central ventilation unit uses a discharge air temperature controller, mixed air controls and return air humidity sensor.	
4.5.8	Air filtration systems and filters.	4	1962 to 1971	The unit ventilators have filters. The small office fan unit has no filters. The central ventilation unit has a replicable media filters.	
4.5.9	Humidification system and components.	4	1962 to 1971	The 1962 portion of the building has no humidification. The 1971 portion has two swamp coolers that add humidity to the system.	
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1962 to 1971	There is a very limited air distribution system in the 1962 portion. The unit ventilators provide in- room distribution.The 1971 portion uses a supply and return duct system to wall supply grilles and return from ceiling grilles. 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	1971	The swamp coolers can be manually used for cooling the supply air.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1971	See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1971	The supply air is cooled manually by adding humidity.	
Other					
4.7	**Building Control Systems**		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	NA		None provided.	
	Overall Mech Systems Condition & Estim. Costs				$71,800

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	!962 to 1971	Underground service from utilty lines to a switchboard in a combined water meter/electrical room. The main switch is rated at 800 amp. 3 phase 120/208v. Adjacent fused switches feed the wings. The demand readibg is 250 kva.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1962 to 1971	HID fixtures are located on the east and west. The sidewalk to the parking lot has a pole mtd fixture. There are no lights on the parking lot. There is a flood light in the south courtyard. Provide parking lot lights and an HID on the south.	$6,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1962 to 1971	There are 24 duplex plug-ins. They are mounted on both sides of the parking lot. The north mounting support is in poor condition and requires repairs.	$1,000
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).	5	1962 to 1971	A 11 zone fire alarm system is installed with the control panel C/w annunciator is provided. It has trouble supervision and battery back-up. Strobe /alarms(well dispersed), pull stations at exits, heat detectors are installed with smoke detectors in the stairways.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	1962 to 1971	Emergency lights are provided throughout the school including the boiler room. Battery packs are located in various locations and they supply remote heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1962 to 1971	Illuminated exit lights are provided at all gym. exits and most building exits.They are connected to the emergency light battery packs. Add extra exit lights and remote emergency heads.	$1,500
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	1962 to 1971	A surge protector is mounted on a new panel servicing the CLC offices. The new computer hub also has surge protection.The rest of the building does not have surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	1962 to 1971	The panelboards have a small amount of extra space. Wiring is in conduit and is in good 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	1962 to1971	Receptacles are grounded type. Devices are in good condition.	
5.3.5	Motor controls.	5	1962 to 1971	Large motors have magnetic starters. 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	1062 to 1971	Most occupied rooms have fluorescent fixtures. Incandescent fixtures are used in storage rooms. The staff room has opaque globes. Light levels were recorded as follows: boiler room - 270 lux, lower level storage - 1162 lux, corridors - 54 to 162 lux, office area - 538 lux, classrooms - 324 to 432 lux, library - 324 to 432 lux, stairways - 108 to 216 lux, gymnasium - 432 lux, see 5.4.3, board room - 432	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1962 to 1971	The 1962 fixtures are assumed to still have ballasts with PCBs. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1962 to 1971	A program of de-lamping has been implimented. The fluorescent fixtures have 34 watt lamps. Replace all fluorescent with T-8 lamp equipped fixtures.	$127,000
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).	5	1962 to 1971	The telephone service is to separate room. The system has adequate capacity and is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1962 to 1971	A telephone intercom system is isnstalled throughou the building.A public address system controller is installed in the generl office with speakers throughout the building. An old PA system is still installed in the gymnasdium.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1962 to 1971	A new computer system with internet access and outlets throughout the school is installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1962 to 1971	Cabling is in conduit and it is concealed in walls and ceilings.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1962 to 1971	Telephone service and distribution is in a storage room. The computer hub is located in a storage/ electrical room. Ventilation is limited. This closet also contains an old central TV cable distribution center. Outlets are located in the classrooms. It is not used.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1962 to 1971	Dedicated circuits are provided for the computer hub. Computers in the school use general 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	1962 to 1971	A motion detector security system is installed throughout the school. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	N/A		A master clock system is not provided.	
Other	Progrtam co-ordinator	5	1962 to 1971	A central controller is located in the general office to sound the call bells automatically.	
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).	N/A		None	
5.7.2	Condition of elevators/lifts.	N/A		Not applicable	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$135,500

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	10		838.5	16	80	1280	-441.5	
			84.2						
			86.2						
			80.7						
			80.2						
7.2	Science Rooms/Labs	2		164.3	2	95	190	-25.7	
			107.3						
			57.0						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6		545.4			400	145.4	
	Arts		75.6		3	90			
	Ancillary		86.2		1	130			
	Music		116.2						
	Arts		71.0						
	Music		80.2						
	A/V		116.2						
7.4	Gymnasium (incl. gym storage)			453.6			473	-19.4	
	Gymnasium		79.9						
	Gymnasium		281.8			430			
	Stage		62.9						
	Storage		29.0			43			
7.5	Library/Resource Areas			296.1			240	56.1	
	Library		278.3						
	Workroom		17.8						
7.6	Administration/Staff, Physical Education, Storage Areas			198.3			517	-318.7	
	Pysical Education		11.7			70			
	Administration/Staff		115.1			357			
	Storage		61.3			90			
	Copy		10.2						
	Sub-Total			2496.2			3100	-603.8	
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			2173.2			1154	1019.2	
	Overall Space Adequacy Assessment	18		4669.4	22		4254	415.4	

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

Evaluation Component/ Sub-Component	Additional Notes and Comments

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