	School Name:	H.W.Riley Elementary				School Code:	9359
	Location:	3743 Dover Ridge Rd.SE				Facility Code:	1565
	Region:	South				Superindendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	214-1121
	Grades:	K-6				School Capacity:	400

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1972	1	2813.80	Concrete block construction with steel columns and OWSJ, steel deck, flat roof	Twin hot water boilers and central ventilation	
Additions/ Expansions	NA					
	Total		2813.80			

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

Upgrading/ Modernization (identify whether minor or major)					Minor upgrade to staffroom		
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**	- resurface asphalt play areat		$11,000
2	**Building Exterior**	- Cash allowance for repair to architectural finishes for replaement of boilers - repaint exterior concrete block walls - replace windows.		$71,550
3	**Building Interior**	- install new carpet in classrooms, music and library - Replace toilet partitions - make repairs to boiler room fire separations.		$78,000
4	**Mechanical Systems**	- provide fire extinguisher - provide new hot water heater - provide two new boilers - air balancing required - install relief ventilation air - ventilation unit components require repairs, modifications or replacement - new controls for gymnasium ventilation will be required. - humidification system is required		$83,500
5	**Electrical Systems**	- install additional exterior lighting - install new fire alarm system - install new battery packs and additional heads - provide new exit lights and connect to emergency power - provide two new panelboards - upgrade lights throughout to T-8's		$96,000
6	**Portable Buildings**	- no upgrading planned.		$0
7	**Space Adequacy:**			
	7.1 Classrooms	- Slightly excessive	129.3	
	7.2 Science Rooms/Labs	- Deficient	-190	
	7.3 Ancillary Areas		-215.2	
	7.4 Gymnasium	- Deficient	-154.2	
	7.5 Library/Resource Areas	- Slightly excessive	43.2	
	7.6 Administration/Staff Areas	- Deficiency	-75.8	
	7.7 CTS Areas	N/A		
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Dificiency	-40.5	
	Overall School Conditions & Estim. Costs		-503.2	$340,050

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	2.4 hectares	
1.1.2	Outdoor athletic areas.	4	One ball diamond to south, two ball diamonds to SW. Two soccer pitches to west.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Newer creative play area to west of school, Asphalted play area to west has 3 basketball hoops and 6 tetherball poles. It needs to be resurfaced.	$8,000
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 alley on east side and south against railway tracks. Site is open to playing fields which are fenced to west and north streets..	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	N/A	No problems noted	
1.1.7	Evidence of sub-soil problems.	4	No 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 streets	
1.2.4	Fire vehicle access.	4	Fire access through staff parking on east side onto grass. West side onto paved play area.	
1.2.5	Signage.	4	Wall mounted sign on north elevation of gymnasium.	
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	26 staff stalls, 5 visitor stalls, no designated handicapped stall. School is handicapped accessible from the parking lot. Provide handicapped stall.	$3,000
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 parking lot is sloped to a catch basin. Some cracking of asphalt noted..	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from north side avenue approach the main entry (east side) and student entry (west side).	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, slope away from building	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut in city sidewalk, with flat walkway to east side entry.	
Other				
	Overall Site Conditions & Estimated Costs			$11,000

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	1974	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1974	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1974	No evidence of problems	
2.1.4	Control/expansion joints.	4	1974	No problems noted.	
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	1974	No report available, not reviewed	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1974	Not reviewed	
2.2.3	Control of ice and snow falling from roof.	5	1974	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, efflorescence, water stains).	3	1974	Walls are brick or stack bond block with stucco fascia band above, no problems noted. Block faced walls require cleaning and repainting.	$6,250
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1974	Appear to be in good condition except for one location on north side of gymnasium roof which should be replaced	$1,000
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	1974	No evidence of problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1974	Roof drains internally into storm system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1974	No evidence of problems	
Other		3	1974	Repair of architectural finishes for replacement of two boilers, cash allowance	$50,000
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	1974	Doors and hardware are original to building. Paint on doors is peeling, Repaint.	$1,300
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1974	No evidence of problems, hardware appears to be original.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1974	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	1974	Windows are aluminum curtain wall sections with interior blinds, Operable hardware is in poor condition, caulking is required to perimeter, replace.	$13,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1974	See 2.4.5 above	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1974	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$71,550

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	1974	No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1974	No problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1974	Floors in vestibules and washrooms are ceramic tile, classrooms are carpetted with areas of VT at millwork. Office is carpetted. Supply rooms and Ancillary classes in core are VT. Replace carpet in classrooms, music and library	$51,000
3.2.2	Wall materials and finishes.	4	1974	Walls are concrete block in the core, with demountable partitions in the classroom areas.	
3.2.3	Ceiling materials and finishes.	4	1974	Ceilings are dropped T-bar. No problems noted	
3.2.4	Interior doors and hardware.	4	1974	Doors are wood throughout, except for metal doors at fire separations. All appear to be original.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.5	Millwork	4	1974	Millwork is original, staffroom which has been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1974	All tackboards and chalkboards are original - adequate. Some new whiteboards. Replace all chalkboards with white boards.	$18,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1974	Gymnasium has fold out climbing wall.	
3.2.8	Washroom materials and finishes.	3	1974	Sinks are wall hung, in good condition, partitions are original, require replacement.	$6,000
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	1974	Core is non combustible, classroom area is combustible, building is not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1974	2 hour fire separations exist between class wings and core. Repairs are required to fire separation of boiler room, ceiling and walls.	$3,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1974	Walls are mainly concrete block in the core, doors are wood unless noted elsewhere. Doors are on hold open devices.	
3.3.4	Exiting distances and access to exits.	4	1974	Appear to be adequate.	
3.3.5	Barrier-free access.	4	1974	Facility is accessible, at feast and west entry doors. A handicapped accessible washroom is located in the infirmary.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1974	CBE Faciltiy Asbestos databsae indicates that asbestos has been removed from the building. The presence of PCB in the ballasts 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	1974	No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$78,000

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).	5	1974	The parking lot has a catch basin that drains to the city storm system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1974	Hose bibbs are provided on three sides of the building. The west side does not have one.	
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	1974	A hose and standpipe system is provided in the building with hose cabinets in the corridors. A non-standard sprinkler system is provided on the stage and one storage room.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1974	Pressurized water hand extinguishers are provided in the hose cabinets. A small dry chemical extinguisher is provided in the boiler room, a storage room and a small carbon dioxide ext. in the ventilation room. Add fire ext. to comply with the Alta fire code.	$500
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1974	The science room has a dry chemical type ABC fire extinguisher.	
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	1975	Water service is an 4" dia. iron water line from city mains. Quality, capacity and pressure is good.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1974	A master valve is provided. The meter has a valved bypass Backflow protection is provided on the domestic, fire line, an ice rink flooding line and the boiler feedwater line.	
4.3.4	Piping and fittings.	4	1974	Water piping is copper tubing with soldered fittings.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1974	Water closets are floor mounted regular rim flush valve type. Urinals are stall type with flush tanks. Lavatories are wall hung. Countertop sinks are stainless steel. Slop sink is wall hung cast iron. Drinking fountains are 1 bubbler wall hung. Condition is good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1974	A large gas fired tank type water heater is located in the boiler room. It is much larger than required, old and will require replacing. A new recirculating pump is provided. Provide a new water heater.	$500
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	1974	Storm and sanitary piping is mechanical joint cast iron connected to city mains.	
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	1974	Twin packaged hot water boilers are provided each rated at 1920 MBH output. Capacity and reliability has been good. Three in-line circulators are provided. All of them have had major repairs. The boilers will require replacement or major repairs.	$28,000
4.4.2	Heating controls (including use of current energy management technology.	4	1974	The heating system uses a pneumatic control system. A control compressor with a dryer is provided. Automatic indoor/ outdoor boiler water temperature control is provided.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1974	A low mounted wall louvre has an uninsulated duct attached that raises the air supply to 5 feet above the floor. There is no relief ventilation provided. The combustion air duct should be modified to comply with the gas code. A relief ventilation opening should be provided.	$2,000
4.4.4	Treatment of water used in heating systems.	4	1974	A chemical pot feeder is piped across the heating mains.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1974	The boilers each have a low water level cutoff and a low water feeder on the supply main. Pressure relief valves are provided on each boiler.	
4.4.6	Heating air filtration systems and filters.	NA		See 4.5.8	
4.4.7	Heating humidification systems and components.	NA		See 4.5.9	

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	1974	Hot water is distributed to terminal heating units including reheat coils, convectors and fan cabinet heaters. Piping is threaded and screwed steel.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1974	Heating piping is insulated with canvas covered fiberglass. Ductwork insulation is fiberglass duct liner.	
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1974	Mixing dampers are used in the central ventilation unit that supplies the reheat coils. See 4.5.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1974	Most areas have thermostatic temperature control. No problems were reported with the heating system. Perimeter radiation was added to the original warm air heating system that used reheat coils.	
4.4.13	Zone/unit heaters and controls.	4	1974	The entrances have ceiling mounted cabinet heaters with t'stats cycling the fans. Some original heating coils with booster fans in branch ducts are not used.	
Other	Expansion tanks	4	1974	A standard type expansion tank c/w gauge glass is suspended from the ceiling. Condition is good.	

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	1974	Twin packaged central system rooftop cooling units with supply ducts is used. Return air is mixed with fresh air. A system of zone branch ducts, with heating coils, supplies air to various zones. Zone t'stats operate motorized valves on the heating coils. The system is unorthodox and is difficult to control. Control valves, system modifications and some major work will be required.	$14,000
		3	1974	A small packaged fan cabinet delivers a mix of outdoor and return air to the gymnasium. A heating coil in the supply duct heats the supply air controlled by a space t'stat in the gym. A small vaneaxial fan is used with another heating coil to heat the stage area. The gym. has two roof relief hoods. Capacity and condition is good. New control valves and some repairs will be needed.	$5,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1974	The actual amount of outside air can be adjusted. CFM/occupant is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1974	The zone supply ducts supply air to grilles and diffusers in the ceilings or walls. Air changes are estimated at 6/hour. Parts of the system should be rebalanced.	$2,000
4.5.4	Exhaust systems capacity and condition.	3	1974	The central system has no effective exhaust or relief system. A relief or exhaust system is required. The washrooms use central roof exhausters. Work on the fans will be required. Relief should be provided.	$7,500
4.5.5	Separation of out flow from air intakes.	4	1974	Separation of the intake and exhaust for the gym. is good. Only an intake is provided for the central system.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	NA		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				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1974	Manual control is used to operate the cooling units, fans, etc. and to adjust supply air temperatures and humidity	
4.5.8	Air filtration systems and filters.	4	1974	A filter section with replacable media is provided for all systems.	
4.5.9	Humidification system and components.	3	1974	The central system return air plenum has two small spray/fan humidification units controlled by a return air humidistat. A larger commercial humidification system is required.	$4,000
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1974	The zone distribution ducts deliver air to wall or ceiling diffusers and grilles. Ceiling return grilles bring return air back to the central ventilation unit. Pneumatic motors and dampers operate normally.	
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).	3	1974	The two ventilation units in the central systems each use a single compressor with condenser fans. Capacity is good. The two units are going to require major component replacement.	$20,000
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1974	See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1975	The cooling units deliver cooling air to maintain a set supply air temperature. No energy management is used.	
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	1974	.A chronotherm reduces building temperatures during unoccupied hours.	
	Overall Mech Systems Condition & Estim. Costs				$83,500

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	1974	Electric service is brought underground from city utility lines to a dedicated electrical room. A switchboard with a 600 ampere 3 phase 120/208v main switch and an integral panel for the air conditioners and building panels. Demand is 400 va. in summer.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1974	HID fixtures are provided on all sides of the building except the south side. A floodlight is used for the east sidewalk and parking lot. Install an HID fixture on the south side.	$1,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1974	11 plug-ins are provided on the sides of the parking lot. They do not operate below a set temperature and are on a timer.	
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	1974	An electrical circuit supplies power to the fire alarm devices in the building. No backup or trouble supervision is available. Fire drills are carried out. A new fire alarm system is required.	$14,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1974	Emergency battery packs feed remote heads throughout the building.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1974	Illuminated exit signs are used at all building exits and for exits from the gym. They are not connected to emergency power. Install new exit signs with connections to emergency battery pack.	$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	1974	Only the recently installed computer system has surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	1974	Most panelboards have spaces in them. Wiring is in conduit and is in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		None	
5.3.4	General wiring devices and methods.	3	1974	All receptacles are grounded type. Wiring devices are in good condition. The open concept classrooms have insufficient receptacles. Add receptacles in the open classroom areas.	$4,000
5.3.5	Motor controls.	5	1974	Large motors have magnetic starters. Small motors have thermal switches.	
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1974	Most rooms in the building use fluorescent fixtures Incandescent fixtures are used in the equipment rooms. Light levels are as follows: mechanical room - 108 lux, classrooms - 270 to 324 lux, library - 432 lux, seminar room - 538 lux, science room - 324 lux, ECS classroom - 432 lux, staff room - 538 lux, stage/music room - 324 lux, gymnasium - 216 lux, general office - 432 lux. Add fluorescent fixtures to the equipment rooms. Included in 5.4.3. Replace the lamps removed from fixtures in most areas.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1974	Ballasts do not have PCBs. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1974	Fluorescent lamps have 34 watt lamps. A program of de-lamping has been carried out. Replace all fluorescent fixtures with T-8 lamp equipped fixtures	$74,000
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	1974	A telephone service with adequate capacity is brought underground to the electrical room.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1974	A telephone intercom system is installed throughout the building. A public address system is provided with a controller in the general office.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1974	A new computer system with internet access is provided with outlets throughout the school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1974	All cabling and electrical is in metal conduit concealed in all finished areas.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	1974	The computer hub is located in the library storage room. The room has good ventilation.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1974	The computer hub and computer lab. have dedicated circuits. Computers in the other areas use general circuits.	
Other	Program co-ordinator.	4	1974	A program co-ordinator controller is located in the general office to automatically sound the bells.	

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	1974	A motion detector security system is installed with a central station connection for unoccupied hours.	
5.6.3	Master clock system (if applicable).	NA		A master clock system is not installed.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	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				$96,000

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	14		1009.3	11	80	880	129.3	
			65						
			65.8						
			71.6						
			38.1						
			78.3						
7.2	Science Rooms/Labs	1	78.3	78.3	2	95	190	-111.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	94.8	94.8	1 2	130 90	310	-215.2	
7.4	Gymnasium (incl. gym storage)			318.8			473	-154.2	
	Gymnasium		222.9			430			
	Stage		71.5			43			
	Storage		17.8						
7.5	Library/Resource Areas		223.2	223.2			180	43.2	
7.6	Administration/Staff, Physical Education, Storage Areas			312.2			388	-75.8	
	Administration/Staff, Physical Education		294.4			317			
	Storage		17.8			71			
	SubTotal			2036.6			2421	-384.4	
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)			777.2			896	-118.8	
	Overall Space Adequacy Assessment	16		2813.8	16		3317	-503.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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