School Name: Harold Panabaker Jr.High
Location: 23 Sackville Dr. SW
School Code: 9643
Facility Code: 1625

Region: South
Jurisdiction: Calgary
Superintendent: Dr. Donna Michaels
Contact Person: Leanne Soligo
Telephone: 214-1121

Grades: 7-9
School Capacity: 490

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	1964		4658.30	Concrete slabs on grade with small basement area, walls are concrete block with brick exterior, Roof is flat on wood glulams and T&G wood deck.	Low pressure steam boilers & ventilation units with swamp coolers	
Additions/ Expansions	1982		121.47	same as above	same as above	
	Total		4779.77			

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)	n/a					

List of Reports/ Supplementary Information	CBE Facility Asbestos Database, February 23, 1999.

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- pave parking lot and redo fire lane - replace one sidewalk		$18,600
2	**Building Exterior**	- provide safety cages to ladders - paint exterior wood finishes - replace exterior aluminum curtain wall windows		$72,900
3	**Building Interior**	- renovate Home Economics millwork - install new toilet partitions		$129,500
4	**Mechanical Systems**	- add an extinguisher - replace existing water heater, storage tank and circulation pump - replace two boilers - replace air compressor for pneumatic controls - upgrade fluorescent lighting to T-8's		$140,800
5	**Electrical Systems**	- add exterior fixtures - provide new exit signs connected to emergency power - add ventilation to computer hub		$131,250
6	**Portable Buildings**	- n/a		$0.00
7	**Space Adequacy:**			
	7.1 Classrooms	- slightly excessive	11.6	
	7.2 Science Rooms/Labs	- slightly excessive	14.4	
	7.3 Ancillary Areas	- deficient	-96.3	
	7.4 Gymnasium	- deficient	-106.9	
	7.5 Library/Resource Areas	- slightly excessive	115.7	
	7.6 Administration/Staff Areas	- deficient	-280.98	
	7.7 CTS Areas	- slightly excessive	73.4	
	7.8 Other Non-Instructional Areas (incl. gross-up)	- slightly excessive	414.85	
	Overall School Conditions & Estim. Costs		145.77	$493,050

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	4.49 hectares	
1.1.2	Outdoor athletic areas.	4	3 ball diamonds and two soccer pitches to west	
1.1.3	Outdoor playground areas, including condition of equipment and base.	n/a		
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	Fenced to west and north sides and down east side to north end of school. 2 bike racks west of Gymnasium Metal railings to grassed areas on west side and at south and NE entries	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Water ponds on firelane (see 1.2.2 below)	
1.1.7	Evidence of sub-soil problems.	FI	Sump room in basement at SW corner shows signs of wall damage. Investigation of cause(s), remedies and repairs required.	
1.1.8	Safety and security concerns due to site conditions.			
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).	4	Acces is by city streets on east side of building. Two entries on east side. One on south side from parking lot and two access to playing fields on west side.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking lot is sand/gravel. Firelane is half gravel / half asphalt. Parking and firelane to be resloped and drained and new asphalt installed.	$15,600
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On city street to east.	
1.2.4	Fire vehicle access.	4	From south parking lot (see 1.2.2 above)	
1.2.5	Signage.	4	One surface mount sign on gymnasium and one to south of main southeast entry.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	24 staff parking stalls, Lot is shared with the Community Centre to south. No Handicapped stall is available.	
1.3.2	Layout and safety of parking lots.	4	Lot is separated from sidewalk along school by railing and parking plug raceway..	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	See 1.2.2 above. Staff lot is gravel/sand. Drainage swale misses the catch basin in the centre of the lot. Regrading and surfacing as noted above.	
1.3.4	Layout and safety of sidewalks.	4	City sidewalk to east. On site walks are separated from vehicular traffic.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Sidewalks are concrete. Walkway at SW from Gymnasium to playing fields has a large crack and should be replaced.	$3,000
1.3.6	Curb cuts and ramps for barrier free access.	4	NE door is handicapped accessible. Asphalt ramp from concrete sidewalk to concrete landing at door.	
Other				
	Overall Site Conditions & Estimated Costs			$18,600

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	1964 - 1982 Minor shrinkage cracking noted in concrete slabs.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1964 - 1982 No problems noted, except as noted in 1.1.7	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1964 - 1982 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.***		**Bldg. Section or Roof 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	1964 - 1982 Roof is SBS, in fair to good condition. Drains are at high spots.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1964 - 1982 Access to roof is through storage room to Fan room, Ladder should have cage. Ladders from main roof to roofs over gym and wood shop should have cages	$3,000
2.2.3	Control of ice and snow falling from roof.	4	1964 - 1982 Roof is flat, drainage is to internal drains and municipal system	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1964 - 1982 Skylights over staff room have leaked previously, but appear to be in fair condition Cleestorey glazing over library is OK.	
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).	4	1964 - 1982	No problems noted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1964 - 1982	Wood glulam beams at roof line require painting to seal out water penetration	$10,000
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	1964 - 1982	No problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1964 - 1982	Roof drainage is internal to municipal system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1964 - 1982	No problems noted	
Other					
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).	4	1964 - 1982	No problems noted	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1964 - 1982	Hardware appears to be original and still functional.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1964 - 1982	Hardware appears to be original and still functional.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1964 - 1982	No problems noted, but they are aluminum framed curtain wall sections. Caulking to perimeter required. Replace	$59,900
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1964 - 1982	See 2.4.4 above	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1964 - 1982	No problems noted	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$72,900

Section 3	Building Interior - Overall Conditions	Rating	Bldg. Section	Description/Condition	Estim. Cost
3.1	**Interior Structure**				
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1964 - 1982	Interior finishes are in fair to good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1964 - 1982	No significant cracks or settlement noted.	
Other					
3.2	**Materials and Finishes**				
3.2.1	Floor materials and finishes.	4	1964 - 1982	Floors are carpeted and 9" VCT in administration areas. 9" VT in corridors and classrooms. All entry vestibules have ceramic tile floors. Washrooms have ceramic tile floors. Library, Music and Drama are carpeted. Woodworking shop has parquet wood floor. No problems noted.	
3.2.2	Wall materials and finishes.	4	1964 - 1982	Walls are typically painted concrete block, some demountable partition walls.	
3.2.3	Ceiling materials and finishes.	4	1964 - 1982	Ceilings are 12" ceiling tile glued to the underside of the roof deck. Some areas of suspended T-bar (administration).	
3.2.4	Interior doors and hardware.	4	1964 - 1982	Interior doors are hollow core wood. Doors and hardware are original. Doors at fire separations are hollow metal and on hold-opens. Panic hardware is as required.	
3.2.5	Millwork	3	1964 - 1982	Millwork is original. Most is in fair to good condition. Some damage to Home Economics millwork, replace	$25,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1964 - 1982	Wall mounted equipment is original, but maintainable.Replace all blackboards with white boards	$23,500
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1964 - 1982	Wood working shop has specialty equipment and darkroom There is a dust collection system.	
3.2.8	Washroom materials and finishes.	3	1964 - 1982	Washroom finishes are ceramic tile and painted concrete walls. Replace toilet partitions.	$6,000
Other		3	1964 - 1982	Cash Allowance for repairs to architectural finishes for replacement of two boilers	$75,000

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	1964 - 1982	Building is a combination of combustible and non-combustible construction. It is not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1964 - 1982	Doors are hollow metal on hold opens at fire separations. Fire separations appear to be intact.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1964 - 1982	Corridor walls are 8 inch concrete block. Doors to corridors and fire separations appear to meet code at time of construction.	
3.3.4	Exiting distances and access to exits.	4	1964 - 1982	Appear to be adequate.	
3.3.5	Barrier-free access.	4	1964 - 1982	Building is accessible at the NEe entry. There are handicapped stalls for both sexes. A handicapped lift (key operated) has been installed to the Music / Drama / Stage area.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1964 - 1982	The CBE Facility Asbestos Database indicates that asbestos is present in mudding on the elbows of insulated heating lines and on the boilers. and the ceiling of the gas meter room.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1964 - 1982	None noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$129,500

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	1963 Three parking lot catch basins drain to city storm mains	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	1963 Non-freeze wall hydrants are provided on the east and north walls.	
4.1.3	Outside storage tanks.	N/A	None	
Other				
4.2	**Fire Suppression Systems**		Bldg. Section / Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A	None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	1963 Standpipes are installed in each of the four corridors. They have hose cabinets with hose reels adjacent to them.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1963 Hand extinguishers are located next to the hose cabinets. The HVAC equipment rooms require extinguishers. The type ABC extinguisher in the boiler room is too small.	$300
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	5	1963 A carbon dioxide extinguisher is located in the home economics room. The science room has a Type ABC dry chemical extinguisher.	
Other				

Section 4	Mechanical Systems	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
4.3	**Water Supply and Plumbing Systems**				
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1963	A 4" iron water supply is provided. Capacity and quality is adequate.	
4.3.2	Water treatment system(s).	N/A		None	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1963	Backflow protection is provided on the domestic and the fire lines c/w required valving. An unused irrigation pump is installed. The irrigation system also has backflow protection.	
4.3.4	Piping and fittings.	4	1963	Water piping is soldered joint copper tubing.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	5	1963	Water closets are floor mounted flush valve type. Lavs. are wall hung, Urinal are flush tank stall type. Mop sinks are enameled cast iron, Drinking fountains are 1 bubbler vitreous china. Countertop s.s sinks are in the staff room science & home economics C.Rs. All are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1963	A high capacity water heater with a circulating pump and storage tank are provided. The heater is at its expected life. Condition of the tank is not known. A recirc. pump is provided but is not as effective as desired. Replace system.	$12,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1963	Storm and sanitary lines connect to city mains. Storm and sanitary lines are hub and spigot cast iron. A sump with a submersible pump is used for boiler room drainage.	
Other					

Section 4	Mechanical Systems	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
4.4	**Heating Systems**				
4.4.1	Heating capacity and reliability (including backup capacity).	3	1963	Twin old low pressure steam fire tube Lethbridge boilers rated at 4,336 MBH converted to gas firing are installed. A heat exchanger, condensate system and hot water pumps are provided. Heating terminals are convector radiators, wall fin convectors, fan cabinet heaters, and fin element in enclosures are installed. The boilers should be replaced. Some fan cabinet heaters are on steam.	$90,000
4.4.2	Heating controls (including use of current energy management technology.	4	1963	Heating controls are primarily pneumatic with some electric controls and some self contained T'stat. control valves.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1963	A combustion air duct from a wall louver has been modified and does not comply with the gas code. A relief air opening is not provided	$3,000
4.4.4	Treatment of water used in heating systems.	5	1963	Both the steam system and the hot water system are treated chemically.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1963	The boilers have low water cutoffs, water feeders and relief valves. The condensate tank has a float operated water feeder.	
4.4.6	Heating air filtration systems and filters.	N/A		There are no air heating systems.	
4.4.7	Heating humidification systems and components.	4	1963	Swamp (evaporative) type cooling units provide humidification to all areas through the ventilation systems. Humidistats are in the return air stream. Condition is satisfactory.	

Section 4	**Mechanical Systems**	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
4.4	**Heating Systems (cont'd)**				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1963	Heating piping is black iron on both low pressure steam and hot water heating systems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1963	Heating piping is insulated with fiberglass and asbestos. The boilers are insulated with asbestos, Ductwork is insulated with fiberglass externally in the equipment rooms. Part of the combustion air duct is insulated internally.	
4.4.10	Heat exchangers.	4	1963	A shell and tube convertor is used to provide hot water for the heating system. It is externally insulated. The exchanger has been replaced and is assumed to be in good repair. The pumps have been rebuilt.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1963	Most areas have thermostatic control and no problems were observed.	
4.4.13	Zone/unit heaters and controls.	4	1963	The fan cabinet heaters have space t'stats that cycle the fan motors	
Other	Expansion tanks	4	1963	The hot water heating system has a diaphragm type expansion tank. This a replacement unit.	

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	1963	Each floor of the building has a built-up ventilation unit with supply fans in swamp coolers, return/exhaust fans, heating coils and fresh/return air mixing dampers. The gymnasium has a packaged ventilation unit with a heating coil. It mixes outside air with return air. Capacity is good in all systems. Motors, heating coils, control valves and fan bearings will require replacement.	$28,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5	1963	The amount of outside air can be adjusted by a manual setting. Actual amount of fresh air delivered in cold weather is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	5	1963	Supply air ductwork is run to wall supply grilles and return grilles in all areas. Air changes is probably 6 times an hour.	
4.5.4	Exhaust systems capacity and condition.	5	1953	The ventilation system return fans can exhaust or recirculate air. The gymnasium has two exhaust fans. The washrooms have central exhaust fans in all locations. Capacity is appears acceptable..	
4.5.5	Separation of out flow from air intakes.	5	1963	No problems were reported or observed.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1963	The shop has a large dust collector system with twin fans and bag filters in the tunnel off the boiler room. Several small exhaust fans are also provided.	
Other					

Section 4	**Mechanical Systems**	Rating	Bldg. Section	Comments/Concerns Description/Condition	Estim. Cost
4.5	**Ventilation Systems (cont'd)** ***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).	3	1963	Ventilation systems have discharge temperature, mixed air and humidity control and motorized steam coil supply valves. Included in 4.5.1.	
4.5.8	Air filtration systems and filters.	5	1963	The built-up ventilation units have flat filter sections ahead of the heating coils. The gym. unit has a flat filter section. Filters are replacable media type.	
4.5.9	Humidification system and components.	3	1963	The swamp coolers in the built-up ventilation units have return air humidity sensors. Included in 4.5.1.	
4.5.10	Heat exchangers.	4		See 4.4.10	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1963	Supply and return air ductwork is run above the corridor ceilings to each room including the gym. Supply and return wall mounted grilles are used. Fire dampers are not installed.	
Other					

Section 4	Mechanical Systems	Rating	Bldg. Section	Comments/Concerns	Estim. Cost
4.6	**Cooling Systems**		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1963	The two built-up ventilation systems use swamp coolers that can cool and humidify the air supplied. Their capacity is not known. They are used to cool the air supply.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1963	The ventilation systems deliver cool humified air to all areas. The gym. has no cooling.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1963	Automatic cooling controls are not provided. The swamp coolers are used manually to cool the supply air.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	5	1963	The office area and two computer rooms have dedicated HVAC units mounted on the roof with adjacent condensing units. Supply and return ductwork is run to ceiling supply diffusers and return grilles. They are in good condition.	
Other	Control compressor	3	1963	The system uses an old control compressor that will require replacement c/w a new dryer.	$7,500
4.7	**Building Control Systems**		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1963	None. A chronotherm is used to lower temperatures during unoccupied temperatures.	
	Overall Mech Systems Condition & Estim. Costs				$140,800

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1963	Undergound service from utility lines to a 3 phase, 120/208v 500 ampere main switch in the boiler room and then in twin conduits to the adjacent electrical room switchboard feeding panelboards and equipment. Capacity is adquate.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1963	Two HID fixtures high on the gym. Wall mounted HIDs illuminate the parking lot. The main entry has canopy lights. There are no other building lights. Add HID fixtures on north, east and west sides	$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1963	Vehicle plug-ins(11) are provided on the north side of the parking lot.	
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).	4	1963	A fire control panel is provided with 13 zones, trouble supervision and battery back-up. The required heat detectors, pull stations, strobe/alarms, etc. are installed. It is regularly tested.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1963	Battery packs feed remote heads in the corridors, library, office, music room and the shop. Coverage is very limited. Add extra coverage to these areas and other required locations.	$2,500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1963	Illuminated exit signs are installed at the building and the gym. exits. They are not connected to the emergency light battery packs. Provide new exit signs connected to emergency power.	$3,000
Other					
5.3	**Power Supply and Distribution**		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	5	1963	The recently installed computer network system has surge protection	
5.3.2	Panels and wireways capacity and condition.	4	1963	Most panelboards are full or nearly full . Wiring is in conduit.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution (continued)**		Bldg. Section	Description/Condition	
5.3.4	General wiring devices and methods.	4	1963	Grounded receptacles are installed. Devices are generally in good condition.	
5.3.5	Motor controls.	4	1963	The large motors have magnetic starters or 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	1963	Fluorescent fixtures are installed in the classrooms and other occupied areas. Service rooms, storage areas and tunnels have incandescent fixtures. Light levels were recorded as follows: boiler room - 215 lux, science room - 646 lux, north corridor - 161 lux, West corridor - 269 lux, offices - 430 lux, classrooms - 430 to 538 lux, music room - 215 lux, gymnasium - 430 lux, library - 592 lux, computer lab - 430 lux, home economics - 398 lux, shop - 646 lux. See 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1963	PCBs were not reported in the ballasts. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1963	Fluorescent fixtures use 34 watt lamps. Replace all fluorescent fixtures with T-8 equipped fixtures.	$122,000
Other					
5.5	**Network and Communication Systems**		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1963	Telephone service quality and capacity are good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1963	A public address system is installed with speakers in all rooms. A telephone intercom is provided with coverage in all occupied rooms.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1963	A computer service hub with internet access has been installed in all areas	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1963	Cabling is installed in metal conduit and is concealed in all areas.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems (continued)**		Bldg. Section	Description/Condition	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1963	The computer hub and distribution system is installed in a locked storage room off the computer lab. Ventilation is limited and should be increased.	$750
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1963	Hub and distribution center are on dedicated circuits. Computer outlets are on general circuits.	
Other					
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).	5	1963	A security system with motion detectors is installed. A central station connection is provided for unoccupied hours.	
5.6.3	Master clock system (if applicable).	4	1963	A master clock and call bell programmer is installed in the building. The control panel is in the general office.	
Other	Program co-ordinator	5	1963	A program 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).	5	1963	An unenclosed electric lift is provided for access to the stage.	
5.7.2	Condition of elevators/lifts.	5	1963	The lift has very limited usage and is near new.	
5.7.3	Lighting and ventilation of elevators/lifts.	5	1963	Lighting is good in the area and adequate in the cab.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$131,250

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	12		891.6	11	80	880	11.6	
			69.6						
			74.3						
			79						
7.2	Science Rooms/Labs	4		374.3	3	120	360	14.3	
	Science Rooms		113						
	Lab		118.9						
	Prep area		29.5						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			303.7	1	130	400	-96.3	
					3	90			
	Music	1	105.4						
	Art	1	105.4						
	Drama	1	92.9						
7.4	Gymnasium (incl. gym storage)			548.1			655	-106.9	
	Gymnasium		445.9			595			
	Stage		92.9						
	Storage		9.3			60			
7.5	Library/Resource Areas		345.7	345.7			230	115.7	
7.6	Administration/Staff, Physical Education, Storage Areas			302.02			583	-280.98	
	Storage		78.3						
	Administration/Staff		223.7						
	Sub-Total			2765.42			3108	-342.58	
7.7	CTS Areas								
	7.7.1 Business Education					115	230	-230	
	7.7.2 Home Economics		112.4	112.4				112.4	
	7.7.3 Industrial Arts		191	191				191	
	7.7.4 Other CTS Programs							0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1710.95			1296	414.95	
	Overall Space Adequacy Assessment	19		4779.77	18		4634	145.77	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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