

School Name:		Kingsland Elementary			School Code:		9319
Location:		7430 - 5th Street S.W.			Facility Code:		1532
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary - District 19			Contact Person:		Leanne Soligo
					Telephone:		(403) 214-1123
Grades:		K - 6			School Capacity:		Total - 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		1958	1	2374.6	Flat roof on wood deck, on concrete structure, on masonry walls, on slab on grade. Exterior cladding is masonry, stucco and painted wood siding. Wood floor	Steam boilers and unit ventilators.	
Additions/ Expansions						Large central system, however used a steam to hot water heat exchanger fed from original building.	
		1963	1	635.4	Same as original building.		1963 expansion by same architect as original building.
		1968	1	1808.6	Flat roof on concrete deck, long span precast T-sections, masonry cladding with metal fascia and parapet, concrete floor over concrete basement and dirt floor crawl space		1968 expansion looks very unlike the rest of the school, and is built differently as noted.
				4818.6			
						Evaluator's Name:	Harvey Bernbaum
						& Company:	Bernbaum Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)					None		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)							
		1990	1	210	Wood frame, flat roof, metal (prefinished) siding and prefinished metal windows. Painted ply skirting.		2 portables not indicated on drawings, nor in information. Portables are closed. They are attached.
				5028.6 Total Gross Area			
List of Reports/ Supplementary Information					No reports available.		

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Older, mature, works reasonably well. Barrier free parking, ramping, etc. required, as well as signage.	\$18,000
2	Building Exterior	Deferred maintenance items; allowance for renovations related to mechanical upgrade; replacing windows and doors.	\$360,400
3	Building Interior	Barrier free washrooms. Add elevator to access lower level rooms of addition; new flooring, curtains, etc.; millwork repairs.	\$300,700
4	Mechanical Systems	Mechanical system upgrade. Some potential IAQ problems - these need to be investigated.	\$614,725
5	Electrical Systems	System in good condition, new fire alarm system and security system. Corridor lighting needs to be improved. Upgrade technology.	\$198,144
6	Portable Buildings	Painting; barrier free access.	\$14,000
7	Space Adequacy:		
	7.1 Classrooms	There are many classrooms due to 1970 open plan classroom/library.	243.3
	7.2 Science Rooms/Labs	Deficient in science rooms.	-190.4
	7.3 Ancillary Areas	Deficient in art, etc.	-168.8
	7.4 Gymnasium	Small, old gym.	-93.1
	7.5 Library/Resource Areas	Large, open plan.	180
	7.6 Administration/Staff Areas	Very small, confined area.	-237
	7.7 CTS Areas		N/A
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excess corridor in 1970 addition.	559.6
	Overall School Conditions & Estim. Costs		\$1,505,969

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate. Surrounded by 1950 - 1960's residential.	
1.1.2	Outdoor athletic areas.	4	Adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	2 newer steel playgrounds.	
1.1.4	Site landscaping.	4	Adequate, though rather stark in rear and side areas adjacent to building and playground.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Frost fence around perimeter. Access onto site at lane is not controlled by fence, etc.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns expressed; the courtyard is rather hidden from view by library addition - potential problem area, but no complaints at present.	
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	City streets.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	City streets.	
1.2.4	Fire vehicle access.	4	From city streets, access to site from lane.	
1.2.5	Signage.	3	Difficult to see and read. New signage required in new location. Repair old location.	\$5,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	25 for staff only. Additional parking on street. 10 for visitor parking. No designated barrier free stall - this should be provided along with signage, etc.	\$3,000
1.3.2	Layout and safety of parking lots.	4	Adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - adequate.	
1.3.4	Layout and safety of sidewalks.	4	No apparent problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No apparent problems.	
1.3.6	Curb cuts and ramps for barrier free access.	3	School is accessible from sidewalk and parking lot. Ramping could be improved. Ramping required from 1968 addition to grade for exiting access - both levels have to be addressed.	\$10,000
Other				
	Overall Site Conditions & Estimated Costs			\$18,000

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		No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3		Mortar required on bricks of addition (library) south face (old expansion crack).	\$2,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No apparent problems.	
2.1.4	Control/expansion joints.	4		Adequate on library addition - bricks set to allow joint to expand and contract at windows. Stucco on older portions have no joints and have cracked a lot.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>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</i>		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).	F.I.	1958 1964 1970	Roof appears to be leaking in numerous locations. Also is leaking on the portico rooves at 2 old entries from original building to courtyard area. Roof condition should be investigated.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1958 1964 1970	No apparent problems, but all elements could not be viewed. To be investigated at same time as 2.2.1 occurs.	
2.2.3	Control of ice and snow falling from roof.	4		Low slope and flat roof. No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		No apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	1958 1964	Paint: Firewall (concrete block) both wings of building, and all walls - stucco, wood siding, etc.	\$55,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1958	Paint all fascias and soffits on original building, classroom addition, and on library addition. See Item 2.3.1 above for costing. Repair allowance.	\$5,000
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	1958 1964	A. <u>Stucco</u> 1. Stucco - north side - cracking and paint peeling - exterior wall of office. 2. Repair stucco - N.W. gym corner. Stucco in gym cracking badly and paint peeling.	\$40,000
2.3.4	Interface of roof drainage and ground drainage systems.	4		No apparent problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problems.	
Other		3	1958 1970	Allowance for renovations due to boiler, etc. replacement.	\$60,000

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).	2	1958 1964 1970	All doors need to be scheduled for replacement as they are reaching the end of their life cycle. Allowance for doors and associated repairs.	\$10,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	1	1970	Repair door sweep - library south side - immediately.	\$200
		2	1958 1964 1970	Allow for replacement at same time as 2.4.1.	\$10,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1958	Repair panic hardware - tongue not returning.	\$200
			1970	Panic hardware - strike plate is loose - exit from library to west into courtyard.	
		3	All	We recommend an allowance to replace/upgrade all hardware.	\$3,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	1	1958 1964	Paint windows on old building - specifically sills and bottom rail - all around building as an immediate recommendation. See 2.3.1 for costs.	
		3	All	We recommend replacing all windows. Many windows are already past their full life cycle. Style of new windows should be suited to old building and similar to originals.	\$175,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	No apparent problems at present. We recommend replacing and upgrading hardware at time windows are replaced. See 2.4.4 for costs.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$360,400

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		Walls do not show any cracking.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1958 1964	(a) Vinyl tile in halls is badly worn in many areas of original building and first addition. Replace poor tiles. Floor replacement should be scheduled.	\$35,000
		2	1958	(b) Repair threshold and tile at east gym exit door.	\$1,000
				(c) Fill floor at exit doors - gap - girls door to courtyard.	
3.2.2	Wall materials and finishes.	F.I.	1958	Moisture signs - investigate problem and repaint in north corridor at clear story windows.	
		2	1958 1964 1970	Repaint 80% of interior in next 3 to 5 years.	\$65,000
3.2.3	Ceiling materials and finishes.		1958 1964	Numerous rooms with stained ceiling tiles - roof or plumbing (?) - girls entry (exit corridor), rooms 135 and 138.	
		F.I.	1970	Stained ceiling tiles in 2 rooms to north side of library.	
		3	1958 1964	Replace ceiling tiles with T-bar ceiling.	\$65,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1970	No apparent problems in 2 older portions of building. Doors in 1970's addition fit poorly on main floor. Repair and touch up.	\$5,000
3.2.5	Millwork	3	1958 1964	No apparent problems - still functional, though built when building/additions built. Allowance to upgrade millwork - tops, door repairs.	\$10,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1964	Redo surface of bulletin board on south gym wall.	\$300
		3	1958 1964 1970	Black boards should be upgraded to white board standard.	\$14,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1958	Drapes in gym should be replaced and could be a fire hazard. Allowance for new stage curtains or moveable divider.	\$10,000
3.2.8	Washroom materials and finishes.	4		No apparent problems.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost	
3.3	Health and Safety Concerns --- <i>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</i>		Bldg. Section	Description/Condition		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible - not sprinklered.	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		No apparent problems.	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		No apparent problems.	
	3.3.4	Exiting distances and access to exits.	1	1964	Remove items stored in east exit from north corridor - by custodian.	\$200
				1970	Remove chairs, etc. located to block exit doors at west exit from library - by custodian.	\$200
	3.3.5	Barrier-free access.	3		There are no handicap washrooms, and no access to portables or to basement rooms and library. Provide handicap washrooms (2) and elevator to access lower level of the addition.	\$95,000
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No report available. We suspect floor tile, ceiling tile and around mechanical piping and units.	
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	1970	1. Mechanical - Large humidifiers in very poor condition - mold, bacteria, chemicals - being put into school air.	
					2. Crawl Space - Dirt floor very moist from leaking pipes, etc. Dust and mold could get drawn into air system.	
					3. Sewer gas coming up from sump in mechanical room and could get into air system.	
Other						
	Overall Bldg Interior Condition & Estim Costs				\$300,700	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Roof drains and parking lot catch basins piped to city system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3		Hose bibbs need back flow prevention.	\$700
4.1.3	Outside storage tanks.	n/a			
Other		n/a			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Siamese connection, hydrant at corner of 5 Street and 75 Avenue.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinet.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguisher inspected over last six months.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a			
Other		n/a			

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		City of Calgary.	
4.3.2	Water treatment system(s).	4		By City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		No back flow prevention except on boiler, double check valve on fire hose cabinet feed.	\$6,000
4.3.4	Piping and fittings.	4		Adequate.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Chips in one lavatory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two domestic hot water tanks John Wood 1 - 36,000 1 - 38,000 33 gallon each.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Calgary, sump in basement.	
Other		n/a			

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		Steam boiler Liberty 98.5m ² . Do a major mechanical upgrade.	\$216,837
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic - single compressor complete with air dryer.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Combustion air, no relief air.	\$500
4.4.4	Treatment of water used in heating systems.	4		Pot feeder.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate.	
4.4.6	Heating air filtration systems and filters.	4		Adequate.	
4.4.7	Heating humidification systems and components.	F.I.		New wing uses evaporative coolers in main air handling unit. They are dirty and is in need of maintenance. Original wing has none however original wing has exterior wall mounted evaporative cooler that appears to be summer only use. These conditions constitute a potential IAQ problem. See also 4.5.1.	

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		Original wing uses unit ventilators. New wing uses large central system.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Adequate.	
4.4.10	Heat exchangers.	4		Steam to hot water heat exchanger for newer wing complete with expansion tank.	
4.4.11	Heating mixing boxes, dampers and linkages.	n/a			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform.	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom.	
Other		n/a			

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		Evaporative cooler in large system is dirty and needs maintenance. This is a potential IAQ problem. Do a major ventilation upgrade at same time as 4.4.1.	\$240,930
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay.	
4.5.4	Exhaust systems capacity and condition.	4		Appears okay.	
4.5.5	Separation of out flow from air intakes.	4		Appears okay.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Add hoods to kitchen stoves.	\$1,200
Other		3		Add exhaust to store rooms.	\$4,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>			Part of above.	
	4.5.7 Ventilation controls (including use of current energy management technology).	n/a			
	4.5.8 Air filtration systems and filters.	n/a			
	4.5.9 Humidification system and components.	n/a			
	4.5.10 Heat exchangers.	n/a			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	n/a			
	Other	n/a			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	n/a			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	n/a			
4.6.3	Cooling system controls (including use of current energy management technology).	n/a			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	n/a			
Other		n/a			
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Upgrade system with 4.4.1 and 4.5.1.	\$144,558
	Overall Mech Systems Condition & Estim. Costs				\$614,725

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	500A 120/208/60/3 in crawl space feeds both wings.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Very little exterior lights, no noted problems by principal.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	22 duplex most missing weatherproof cover, plus - 4 additional on school that do not appear to be used.	\$400
Other		n/a		
5.2	Life Safety Systems			
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	Simplex 4002, no noted problems.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Battery packs and remote heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	F.I.	Exit lights did not appear to be tied into battery packs.	
Other		n/a		

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		Power bars.	
5.3.2	Panels and wireways capacity and condition.	4		Adequate.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	n/a			
5.3.4	General wiring devices and methods.	4		Adequate.	
5.3.5	Motor controls.	3		Parts will likely become a problem due to age of equipment and availability of parts.	\$5,000
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Classroom 40-60FC(fluorescent), halls 3-40FC (fluorescent), library 40-50FC (fluorescent) (Note hall light levels are very low and should be improved). Upgrade to T-8 lamps and energy efficient ballasts.	\$192,744
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		On failure only.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T-12 technology.	
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Meridian Northern Telecom. Telephone per classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Pack poles and wire mold.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Located in office adjacent to library.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears okay at present.	
Other		n/a			

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			
5.6.2	Intrusion alarms (if applicable).	4		Security system by CBE.	
5.6.3	Master clock system (if applicable).	n/a		Bells only (Simplex system).	
Other		n/a			
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	n/a			
5.7.2	Condition of elevators/lifts.	n/a			
5.7.3	Lighting and ventilation of elevators/lifts.	n/a			
Other		n/a			
	Overall Elect. Systems Condition & Estim Costs				\$198,144

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		2 portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No apparent problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	All prefinished metal - no apparent problems.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No apparent problems.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Needs paint and cleaning in portables and common hallway.	\$4,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No apparent problems.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No apparent problems.	
6.1.8	Heating system.	F.I.	System set to absolute minimum and was not tested (furnaces). Portables not being used.	
6.1.9	Ventilation system.	F.I.	See above comment.	
6.1.10	Electrical, communication and data network systems.	4	Light levels good, electrical system good, exit lights not tied into battery packs. Spare capacity in panels.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Exit sign in common corridor won't light up. Further investigation required.	
6.1.12	Barrier-free access.	3	Provide ramping to make accessible.	\$10,000
	Overall Portable Bldgs Condition & Estim Costs			\$14,000

Section 7	Space Adequacy - Capacity: 600	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	20		1,683.3	16	80	1,440	243.3	Portables not included. 1970's addition has lots of classrooms in open concept.
7.2	Science Rooms/Labs	1	94.6	94.6	3	95	285	-190.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	4		361.2	4		530	-168.8	
	Art		105.4						Also used for lunch.
	Music		94.5						
	Drama		61.3						Stage area of gym.
	Computer		100						
7.4	Gymnasium (incl. gym storage) - Total	1		379.9	1		473	-93.1	
	Gym		353						
	Storage		26.9						
7.5	Library/Resource Areas	1		440			260	180	
7.6	Administration/Staff, Physical Education, Storage Areas			190			427	-237	
7.7	CTS Areas								N/A
	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			1,669.6			1,110	559.6	1970's addition is very spacious.
	Overall Space Adequacy Assessment	27		4,818.6	24		4,525	293.6	