

School Facility Evaluation Project
Part III - Space Adequacy

School Name:		Lakeview School		School Code:		9102	
Location:		6304 Larkspur Way S.W.		Facility Code:		1431	
Region:		South		Superintendent:		Dr. Donna Michaels	
Jurisdiction:		Calgary - District 19		Contact Person:		Leanne Soligo	
				Telephone:		(403) 214-1123	
Grades:		K - 6		School Capacity:		Total - 450	
Building Section		Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building		1961	1	1219.4	Rolled roof, wood deck, concrete structure, masonry and stucco walls, part basement, slab on grade.	Steam heating with unit ventilators.	
Additions/ Expansions							
		1966	1	2734.6	Same - but no basement - all slab on grade. Some steel trusses in library area.	Hot water heat exchangers using steam from original building. Uses multi-zone for this wing.	
				3954.0			This total shown as 3594 on standard assessment and utilization report. Should be 3954 m ² .
						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)						
	Approx. 1985	1	2 @ 95 = 190m ²	Wood frame.		Larger portables c/w toilet and sink and furnace area - not shown on plans or standard assessment and utilization report.
			plus corridor 10m ²			
			= 200m ²			
			4154 Total Gross Area			
List of Reports/ Supplementary Information				1. No reports available.		
				2. Assisted on site by:		
				Linda Hoban, Custodian		

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Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Additional landscaping to soften impact of Glenmore Trail; barrier free parking; resolving runoff problems in parking.	\$33,000
2	Building Exterior	Deferred maintenance items; allowance for renovations related to boiler upgrade; replacing windows, doors.	\$248,500
3	Building Interior	Mainly due to deferred maintenance. Upgrade floors and white boards; paint; cabinet upgrades; gym drapes.	\$181,300
4	Mechanical Systems	Generally good condition 1960s school, maintenance is good, but systems need updating and replacement.	\$513,520
5	Electrical Systems	Generally good condition, maintenance is good. Needs a new fire alarm system and new exit lights, and upgrading to new technology.	\$176,160
6	Portable Buildings	Painting on skirting; barrier free accessibility ramps.	\$9,000
7	Space Adequacy:		
	7.1 Classrooms	They are lacking in other areas.	136.3
	7.2 Science Rooms/Labs	Insufficient science space.	-101.3
	7.3 Ancillary Areas		-70.2
	7.4 Gymnasium	Gym is small for the size of the school.	-196.7
	7.5 Library/Resource Areas	Library is small - if computers could be moved, size would be close.	-92.4
	7.6 Administration/Staff Areas	Tight area, though well organized.	-264
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Large corridor, etc. in addition.	830.3
	Overall School Conditions & Estim. Costs		\$1,161,480

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate.	
1.1.2	Outdoor athletic areas.	4	Adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	2 groups playground equipment - 1 old wood, 1 newer metal - adequate.	
1.1.4	Site landscaping.	3	Mature, but could use some against freeway to block view and soften impact.	\$10,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Adequate - freeway on north side.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Parking ponds at east end - both winter and summer - safety concerns - should be rectified by some repaving and redirection of runoff water. Allowance for this work.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	Non-evident or known.	
1.1.8	Safety and security concerns due to site conditions.	2	Some teens drinking in parking lot - chain or similar measure, to block parking lot at night would stop this activity.	\$1,500
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).	F.I.	Parent drop off happens in parking lot as street is so full of buses and other cars. This is a dangerous situation. Further investigate how to resolve this problem and determine alternatives.	
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	In front of school.	
1.2.4	Fire vehicle access.	4	From street and parking lot.	
1.2.5	Signage.	4	Difficult to read, but adequate as it is a private school now.	
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	Adequate - approximately 31 stalls - with plug-ins for all teachers. No designated barrier free stall at present. Provide c/w signage.	\$1,500
1.3.2	Layout and safety of parking lots.	F.I.	Lot is used for dropping kids, turning around, and staff parking cars. This could present some unsafe conditions.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	Poorly drained - snow blocks water route to catch basin - slippery all winter.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Adequate.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Ramp required to allow access from site to the building. Should be sensitively worked into the landscape.	\$10,000
Other				
	Overall Site Conditions & Estimated Costs			\$33,000

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).	4		No apparent problems.	
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		No apparent problems.	
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.		No roof report. Many leaks reported. CBE has responded and fixed some. Appears as though roof needs to be totally redone.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.		Could not review all items - should be investigated along with 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof, no problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.		No skylights. Clerestory lights appear to be functioning well. Cracking and chipping of plaster appears roof related and should be investigated along with 2.2.1.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	1961	Paint all wood siding around old building.	\$20,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No apparent problems.	
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		No apparent problems.	
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).	F.I.	1966	Roof leakage evident. Appearance of water streaks and slight movement of concrete block due to moisture.	
Other		3	1961 1966	Allowance for renovations related to boiler and ventilation upgrade.	\$50,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Doors original to building and should be scheduled for replacement in the next 5 years. New doors should be of similar style to the existing. Allowance for doors and associated repairs.	\$10,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		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).	3		No apparent problems, but we recommend an allowance for some upgrading.	\$3,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1961	Sand and repaint windows facing south into "courtyard".	\$500
		3	1961 1966	Windows are in reasonable condition considering they are mostly original, but replacement should be scheduled. Should be replaced in style of original building within 5 years.	\$150,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1961	Replace screens on small upper venting windows.	\$5,000
			1961 1966	Should be replaced when windows replaced. Replace inoperable hardware with appropriate pieces. 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				\$248,500

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).	F.I.	1961	Water damage has already been reported to CBE. Not yet major in classification.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Corridor floor in original building is concrete, and shows some telegraphing through floor tile, indicating movement shortly after building constructed. No longer is it moving.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.		1961	(a) Rug in classroom 1004 is very loose and worn out.	\$5,000
		2	1961	(b) Vinyl tile in office area is worn out.	
			1961	(c) Replace 2 nosing strips - stair to back stage.	
		3	1961	V/A tile in corridor should be scheduled for replacement - original to building. Schedule in next 5 years.	\$30,000
3.2.2	Wall materials and finishes.		1961	Paint: (a) Janitor room ceiling.	\$3,000
		2	1961	(b) Wall at clear story windows in north corridor.	
			1961	(c) Skylight frame and surround in art room.	
		3	1961 1966	Repaint 80% of interior in next 5 years.	\$40,000
3.2.3	Ceiling materials and finishes.	3	1961 1966	Water damaged tiles (see 2.2.1 for further investigation of roof and leaks). Replace water damaged tiles - allowance and begin upgrade to new tiles over next 5 years.	\$55,000

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	1961	Repair back plate on inside of door from girls washroom to mud room area.	\$100
3.2.5	Millwork	3	1961	Adequate - most original to building. Allowance for some upgrading of tops, door repairs.	\$10,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1961 1966	Older black boards should be upgraded to current standard of white board.	\$8,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1961	Minimal, but apparently adequate. Drapes in gym should be replaced and are likely a fire hazard. Allowance for new stage curtains.	\$10,000
3.2.8	Washroom materials and finishes.	4		Adequate.	
Other	1. Roof drains through building.	F.I.	1961	Evidence of leakage down drain pipes in building. Flashing on roof around drains, or drains themselves are not sealed properly. Check out while evaluating roof.	
	2. Fan room.	3	1961	Custodian should instruct teachers to not store tricycles in fan room, and move items to another more appropriate space.	\$200

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		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		Adequate for the age of building.	
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	
	3.3.4 Exiting distances and access to exits.	4		Adequate.	
	3.3.5 Barrier-free access.	3		1 barrier free toilet exists in boys washroom, but is small and should be brought up to standard - size should be reviewed. Barrier free toilet to be added to girls washroom.	\$20,000
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		In process with CBE having removed some around mechanical piping.	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		Noisy from Glenmore Trail in parking lot and playground. School north rooms are aware of the noise, but classrooms are still used.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$181,300

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).	3		Catch basins in parking lot (slopes a problem) roof drains tied into internal piping (see 1.1.6). Catch basin rim may require lowering. Allowance for alterations.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3		They do not water grass, no irrigation, hose bibbs need back flow prevention.	\$10,000
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		Hydrant across playing field, second one about 1/4 block away by main entrance, no siamese connection.	
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 extinguishers tested January 2000.	
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		Back flow prevention on fire hose cabinet and boilers, not on main service.	\$6,000
4.3.4	Piping and fittings.	4		Adequate.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		One bank of urinal runs continuously - repair.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		John Wood 33.3 gallon 32,400 BTU/HR recirculation pump (leaking joints).	
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 boiler room for boiler room.	
Other		3		No ventilation in gas meter room.	\$2,500

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	1961 1966	Older section is steam. Newer wing used hot water. Steam boiler is Dominion Bridge 97.8 sq. ft. Do a major mechanical upgrade.	\$177,930
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic two compressors and tanks, no refrigerated after cooler.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and relief air.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder for steam boiler pot feeder and micron filter for hot water heat exchanger.	
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		Unit ventilators in older section, multi-zone unit in newer section.	
4.4.7	Heating humidification systems and components.	n/a			

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		Adequate.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Adequate.	
4.4.10	Heat exchangers.	4		Steam to hot water heat exchange for new wing, two pumps.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		On multizone.	
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/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	1961 1966	Newer wing uses Trane Multizone T-17MZ 10 zones. Upgrade ventilation at same time as 4.4.1.	\$197,770
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appear okay except in portables.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appear okay except in portables.	
4.5.4	Exhaust systems capacity and condition.	4		Adequate.	
4.5.5	Separation of out flow from air intakes.	4		Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Should add hood to stove.	\$700
Other		n/a			

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>			Not separate.	
	4.5.7 Ventilation controls (including use of current energy management technology).	4		No indication of problems.	
	4.5.8 Air filtration systems and filters.	4		No indication of problems.	
	4.5.9 Humidification system and components.	4		No indication of problems.	
	4.5.10 Heat exchangers.	4		No indication of problems.	
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		No indication of problems.	
	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	1961 1966	Upgrade controls at the same time as 4.4.1 and 4.5.1.	\$118,620
	Overall Mech Systems Condition & Estim. Costs				\$513,520

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		350 amps 120/208/3.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Minimal exterior lighting - not an issue to school.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		16 duplex paint and replace weatherproof covers as required.	
Other		n/a			
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	1961 1966	120 volt system, needs more pull station, change to supervised system.	\$10,000
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).	3	1961 1966	Exit lights should be replaced and tied into battery packs.	\$4,500
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 on computers.	
5.3.2	Panels and wireways capacity and condition.	4		Panels are fairly full.	
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.	4		Parts may become a problem due to age of components.	
Other		n/a			

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	1961 1966	Gym 25-30FC(fluorescent), library 40-65FC(fluorescent), classrooms 40-95FC(fluorescent), corridor 10-40FC (fluorescent). Upgrade lighting to T-8 lamps and energy efficient ballasts.	\$158,160
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Only on failure.	
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		Nortel Meridian and Nortel Star Talk Flash.	
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		Appears to be Category 5 but not labeled.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	2	1961	Generally okay except center bank has wiring across floor - (trip hazard). These should be fed from rack poles.	\$3,500
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		None, switch gear for telephone in crawl space (tunnels).	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears adequate.	
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		By CBE.	
5.6.3	Master clock system (if applicable).	n/a		Bells only.	
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				\$176,160

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 added in the 1980's.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood structure - 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).	3	Skirting should be painted.	\$2,000
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).	4	No apparent problems.	
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.	4	Furnaces - see below comments.	
6.1.9	Ventilation system.	3	Appears to run only on call for heat and rooms are stale smelling - should rework to allow for continuous ventilation.	\$2,000
6.1.10	Electrical, communication and data network systems.	4	Lighting levels okay, power okay.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problems. No mechanical or electrical concerns.	
6.1.12	Barrier-free access.	3	Portable units are not accessible at present. Provide ramps from portables to grade for exiting.	\$5,000
	Overall Portable Bldgs Condition & Estim Costs			\$9,000

Section 7	Space Adequacy - Capacity: 450	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14		1,096.3	12	80	960	136.3	Portables not included.
7.2	Science Rooms/Labs	1		88.7	2	95	190	-101.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	4		329.8	4		400	-70.2	
	Computers		60						Portion of library, but separate area.
	Music		111						
	Art		103.1						
	Drama (stage)		55.7						
7.4	Gymnasium (incl. gym storage)	1		276.3	1		473	-196.7	
7.5	Library/Resource Areas	1		127.6	1		220	-92.4	
7.6	Administration/Staff, Physical Education, Storage Areas			163			427	-264	
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			1,872.3			1042	830.3	Excessive corridor and crush space with building addition.
	Overall Space Adequacy Assessment	21		3,954	20		3,712	242	