School Facility Evaluation Project

Part I - Facility Profile and Summary

School Name:	LORD BEAVERBROOK HIGH	School Code:	1229
Location:	9019 FAIRMOUNT DR. S.E.	Facility Code:	1658
Region:	CALGARY SOUTH	Superindendent:	DR. DONNA MICHAELS
Jurisdiction:	CALGARY SCHOOL DISTRICT #19	Contact Person:	LEANNE SOLIGO
		Telephone:	(403) 214-1123
Grades:	10-12	School Capacity:	2415

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	1966	2		Brick, flat roof, precast panels	Central steam plant converted for hot water perimeter heating, DHW, and glycol. Ventilation by central dual duct system, with local ventilators in IA areas.	
Additions/ Expansions	1979	2	626.00	Brick, flat roof, precast panels		
	1985		196.41	Brick, flat roof, precast panels		
Total:			27,506.51			

Evaluator's Name: NORMAN DOBELL
& Company: NORMAN DOBELL & ASSOC. ARCH.

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent FI-Further investigation required

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					

List of Reports/ Supplementary Information	Facility Asbestos Manual

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Asphalt roadway and parking areas require retopping.		$30,300
2	**Building Exterior**	Flashings generally okay. Redo seals		$10,000
3	**Building Interior**	Replace plywood partitioning with drywall. Provide rated doors in hallways. Revise exiting at 2nd floor of gym.		$382,900
4	**Mechanical Systems**	While systems are generally in good working order, base equipment is 30 years old and past life expectancy, with the exception of 1985 upgraded areas (IA wing).		$4,750,000
5	**Electrical Systems**	Install surge protection on the electrical system. Retrofit lighting throughout to improve colour rendition and efficiency. Door contacts should be installed on all exterior doors. Site personnel indicated that the elevator was constantly causing problems.		$966,000
6	**Portable Buildings**	N/A		$0
7	**Space Adequacy:**			
	7.1 Classrooms	Surplus	83	
	7.2 Science Rooms/Labs	Deficient	-163	
	7.3 Ancillary Areas	Surplus		
	7.4 Gymnasium	Deficient	-243	
	7.5 Library/Resource Areas	Surplus	258	
	7.6 Administration/Staff Areas	Surplus	384	
	7.7 CTS Areas	Surplus	2958	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-124	
	Overall School Conditions & Estim. Costs	Surplus	3153	$6,139,200

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent FI-Further investigation required

Section 1	Site Conditions	Rating	Comments/Concerns
1.1	**General Site Condions**		
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.	N/A	
1.1.4	Site landscaping.	4	Mature Trees And Sod.
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Flagpole, Guardrails.
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Appears adequate.
1.1.7	Evidence of sub-soil problems.	4	None apparent.
1.1.8	Safety and security concerns due to site conditions.	4	None
Other			

Section 1	Site Conditions	Rating	Comments/Concerns
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**		
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Separate access to staff/visitors, student parking/loading/receiving. Staff parking 140 cars. See 1.2.2.
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt aging. Retop.
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Offsite - City streets.
1.2.4	Fire vehicle access.	4	Good access from street.
1.2.5	Signage.	4	School signed at front.
Other			

Section 1	Site Conditions	Rating	Comments/Concerns
1.3	**Parking Lots and Sidewalks**		
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Staff - 140 Cars. Students Unassigned
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 Surface. Good Drainage
1.3.4	Layout and safety of sidewalks.	4	Adequate
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete Walkways. (Note: Bridge On West Side To Student Parking Lot.)
1.3.6	Curb cuts and ramps for barrier free access.	4	As Required
Other			
	Overall Site Conditions & Estimated Costs		

Estim. Cost

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Estim. Cost
$30,300

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Estim. Cost
$30,300

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		Concrete - no problems evident	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		None apparent	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	FI		None apparent	
Other				This is allowed for in the next section.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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		Roof is built-up tar and gravel; moss noted in some areas; some leaks noted - Further investigation required	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good repair	
2.2.3	Control of ice and snow falling from roof.	4		No problems - flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	FI		Noted many skylights covered from interior side - Further investigation required	
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).	4		Brick veneer with precast concrete panels on upper storey	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Flashings generally okay - redo seals	$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		No damage evident	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drain to municipal system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of problems	
Other		3		Allowance for renvoations required for mechanical systems upgrade.	

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).	4			
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3			
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4			
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4			
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4			
Other					
	Overall Bldg Exterior Condition & Estim Costs				$10,000

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent FI-Further investigation required

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		Most walls paint finish - no sign of problems	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	FI		Minor cracking in some areas - Further investigation required	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	Description/Condition	
3.2.1	Floor materials and finishes.	4		12/12 vinyl tiles - classrooms and hallways; quarry tile - food services, main entry, washrooms; carpet - quiet rooms, team teaching; hardwood - gymnasium	
3.2.2	Wall materials and finishes.	4		Concrete block painted; drywall painted; ceramic tiles in washrooms; brick, precast concrete in quiet rooms	
3.2.3	Ceiling materials and finishes.	4		Acoustic tile; drywall painted in washrooms; precast concrete 'T's in shops; concrete in service areas	

Section 3	Building Interior - Overall Conditions	Rating	Comments /Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	Condition/Description	
3.2.4	Interior doors and hardware.	4		Wood doors in good repair	
3.2.5	Millwork	4		Original in most spaces; shelving added in many areas	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Blackboards - replace with whiteboards; tackboards sufficient	$ 180,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Equipment in good condition	
3.2.8	Washroom materials and finishes.	4		Quarry tile floor; ceramic tile on walls; drywall ceilings painted	
Other	Basement/Storage	3		Plywood partitioning constructed - safety concern for exiting and combustibility - replace with drywall partitions	$33,400

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**	
		FI		Further investigation required for exiting and barrier-free requirements	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible construction; a portion of the building is sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3		Zones created with rated walls; doors not rated - provide rated doors; exiting paths not clearly defined	$72,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appears compliant	
3.3.4	Exiting distances and access to exits.	3		Existing distances okay; dead-end corridor on second floor at gym; exit stair at stage is blocked off - life safety concerns - revise	$2,500
3.3.5	Barrier-free access.	4		Provide elevator and two handicap washrooms	$95,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Further investigation required - see Asbestos Manual; spray-on fireproofing; acoustic tiles material	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		Air movement is minimal in common areas; shops okay	
Other					
	Overall Bldg Interior Condition & Estim Costs				$382,900

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).	4		Site drainage is collected and piped off-site to a municipal system; catch basins provided for parking areas	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Non-freeze hose bibs present around the building	
4.1.3	Outside storage tanks.	N/A			
Other		4		Natural gas is piped in MP service to gas meter room; sanitary sewer is discharged from the building to municipal system	
4.2	**Fire Suppression Systems**		**Bldg. Section**		
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant provided on site to north parking area - siamese connection present	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		A fire standpipe system is provided to hose on rack; a carbon dioxide extinguishing system is provided for only one of two kitchen hoods; separate sprinkler system provided to automotive paint booth and some corridor areas only	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Portable fire extinguishers provided in hose cabinets and other separate areas	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**		
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		Domestic water provided from municipal system	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		A six-inch diameter incoming service is shared for fire and domestic water; three-inch water meter provided; fire standpipe taken from domestic system; dual backflow preventers present for domestic service and fire standpipe/sprinkler service	
4.3.4	Piping and fittings.	4		Piping generally dates to original 1970 - appears in good condition throughout	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures generally consist of flush valve water closets, stall urinals with flush tanks, and wall-hung lavatories; janitor service sinks are provided; stainless-steel service sinks also provided in kitchen, staff room, and science rooms; showers present in locker rooms; porcelain drinking fountains provided in hallways; hair wash sinks provided in cosmetology area - in poor condition; wash fountains provided in industrial areas. Some fixtures only in fair condition	$30,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Domestic hot water produced by a steam-immersion heater and a DHW storage tank located in boiler room and complete with DHW recirculation pump	$30,000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary drainage collected to municipal system	
Other		4		Three central air compressors provided for shop and science rooms and for pneumatic controls located in boiler room; emergency shower/eyewash system provided for automotive area; science rooms have gas/air turrets and cup sinks; commercial dishwasher, garburetor, and walk-in coolers provided for kitchen area - no grease interceptor noted	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**		
4.4.1	Heating capacity and reliability (including backup capacity).	3		Heating provided by low-pressure steam system; two large Cleaver Brooks gas fired boilers (CB760-300) and smaller Peerless boiler (612 MBH) provided; steam piped to heat exchangers within boiler room; heating systems are vintage and past normal life expectancy	$1,300,000
4.4.2	Heating controls (including use of current energy management technology.	3		Pneumatic controls only; a controls air compressor and dryer provided; controls appear functional (See controls)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Combustion air provided for boiler room - appears adequate and in good condition (See heating system)	
4.4.4	Treatment of water used in heating systems.	3		Water treatment for hot water system consists of chemical feed to condensate feedwater tank (see heating)	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	3		Boilers provided with operating safety devices (see heating)	
4.4.6	Heating air filtration systems and filters.	N/A			
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**		
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		Steam piped to immersion DHW heater, hot water perimeter heating converter and glycol converter; heating piping distributed to fin radiation, shop ventilators, and general entrance heaters; piping nearing normal life expectancy (see heating)	
4.4.9	Heating piping, valve and/or duct insulation.	3		Insulation provided for piping, ductwork, and air plenums; insulation in acceptable condition (see heating and ventilation systems)	
4.4.10	Heat exchangers.	3		Steam converters for DHW (immersion), hot water heating, and glycol heating	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Exhaust and air intakes appear to be adequately separated in all areas of building	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Air circulation reported to be acceptable	
4.4.13	Zone/unit heaters and controls.	3		Unit heaters provided for entrance ways, mechanical rooms, and ventilators for industrial areas have electrical controls (see heating system)	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**		
4.5.1	Air handling units capacity and condition.	3		Three central medium-velocity dual duct air handling units are provided serving most of the school; units include mixing sections, humidification sections, fiberglass filters, hot deck heating coil, and cold deck units; separate low-velocity single duct system provided for gymnasium with mixing section, filters, and heating coil; separate low-velocity single duct system provided for team teaching area with air mixing section, filters, heating, and cooling coils; Ventilator/makeup air units provided for industrial arts areas with fresh air intakes and heating coils; units are original and past normal life expectancy	$1,350,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Air handling units appear capable of providing adequate fresh air rates to meet occupant requirements at winter design conditions (see air units)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Air is ducted from the three dual duct air handling systems in MV ductwork to thermostatically controlled dual duct mixing boxes to LV ductwork to classrooms and other areas (see air units); air supply to spaces from gymnasium and team teaching units through LV ducts	
4.5.4	Exhaust systems capacity and condition.	3		Exhaust air generally ducted to mechanical fan room or roof-mounted exhaust fans (see ventilation); various exhaust systems as noted below	
4.5.5	Separation of out flow from air intakes.	3		Exhaust and air intakes appear to be adequately separated in all areas of building except for one kitchen system where a problem was noted	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Two separate kitchen exhaust hood systems provided for commercial cooking area; exhaustin cosmetology area not adequate to control chemical odor migration; ranges unvented in food prep, caretaker, and food studies areas; fume hoods are provided for science rooms The following special systems were noted: Large autobody paint spray booth - general exhaust Welding bench vents, welding booths, swing arms Automotives - floor vents Building construction - sawdust collection systems Information technology - wall vent, dark room Wood shop - underfloor sawdust collection	$30,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**		
	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	All	Pneumatic/electric controls only (see controls)	
4.5.8	Air filtration systems and filters.	3	All	Air filters for air units are replaceable panel filters (see ventilation)	
4.5.9	Humidification system and components.	3		Steam humidification (see ventilation)	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Ventilation distributed in supply air ductwork to diffusers	
Other		4		Three Engineered Air gas-fired makeup air units provided for industrial arts to automotive areas - 1985	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**		
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3		Trane Centravac Centrifugal chiller and Bac cooling tower - approximately 500 tons; refrigerant R11 - no longer current	$1,200,000
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	3		Chilled water pumped and piped to cooling coils in air units (see cooling)	
4.6.3	Cooling system controls (including use of current energy management technology).	3		Local and pneumatic controls	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	**Building Control Systems**		**Bldg. Section**		
4.7.1	Building wide/system wide control systems and/or energy management systems.	2		Pneumatic/electric controls only	$810,000
	Overall Mech Systems Condition & Estim. Costs				$4,750,000

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent FI-Further investigation required

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	Main service - underground, 1600A, 277/480V, 3 phase, 4 wire - is in good condition. Service has been upgraded in recent years.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Exterior lighting is sufficient for building. Concerns were made for dark areas (safety concerns) in the parking lot on the west side of the school.	$10,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	Existing car stalls have power plugs which need some repair. On site complaints of not sufficient parking stalls were expressed. Further investigation required.	$500
Other				
5.2	**Life Safety Systems**			
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Existing system is approximately 16 years old. Need for strobes to be installed and also door hold/open releases.	$25,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Emergency lighting is fed from a generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	Existing system in good condition but many exit lights can only be partially seen; exit lighting should be lowered so as to see them entirely; additional exit lighting must also be installed in areas not covered	$5,000
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.3	**Power Supply and Distribution**			
5.3.1	Power service surge protection.	3	Some panels have surge protection. Surge protection should be installed on main service to protect entire system.	$1,500
5.3.2	Panels and wireways capacity and condition.	4	Panels are in good condition with approximately 10% space availability.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	F.I.	Emergency generator is natural gas fed with approximately half of its life expectancy before rebuilding is required. May require to change natural gas to diesel.	
5.3.4	General wiring devices and methods.	4	Overall condition is good.	
5.3.5	Motor controls.	4	MCCs are in good condition with room for expansion.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.4	**Lighting Systems**		**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	Most lighting acceptable to good with exception of gymnasiums. Levels are as follows: corridors +18, classrooms +31 - +74, gymnasiums +36, administration +55. New lighting required to bring gym levels up; retrofit some classroom lights to increase levels	$200,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	No concerns	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	Retrofit remaining lighting not included in 5.4.1 to new T8 technology	$500,000
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.5	**Network and Communication Systems**		**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	2	Existing telephone system is old - requires new system to increase incoming line capacity	$150,000
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	Existing system does not function properly. Levels of sound from one area to another vary greatly. Repair or replace as required.	$30,000
5.5.3	Network cabling (if available, should be category 5 or better).	4	All network cabling is category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	Installation has been done in conduit and is bundled neatly where exposed near equipment.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	Equipment is located in various locked storage rooms and is in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	Dedicated circuits are supplied to equipment.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	**Miscellaneous Systems**		**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).	4	New surveillance system was installed recently and is in good condition.	
5.6.2	Intrusion alarms (if applicable).	3	Existing system consists of laser beams in corridors. There are no door contacts on exterior doors.	$4,000
5.6.3	Master clock system (if applicable).	4	Existing system is in good condition.	
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).	4	Elevator is Montgomery elevator, 25Hp, 480V, 18 person, 3500 lb with light and fan but not phone.	
5.7.2	Condition of elevators/lifts.	2	Elevator is old and site peronnel have consistent problems with it. Repair or replace as required.	$40,000
5.7.3	Lighting and ventilation of elevators/lifts.	4	Existing is in good condition.	
Other				
	Overall Elect. Systems Condition & Estim Costs			$966,000

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		
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	55	VAR.	5123	63	80	5040	83	
7.2	Science Rooms/Labs	10	VAR.	1277	12	120	1440	-163	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	VAR.	1477	2 11	130 90	1250		
7.4	Gymnasium (incl. gym storage)	1 1	958 578	1532	1		1775	-243	
7.5	Library/Resource Areas	1			1		900	258	
7.6	Administration/Staff, Physical Education, Storage Areas			2308			1924	384	
7.7	CTS Areas								
	7.7.1 Business Education				8	115	920	-920	
	7.7.2 Home Economics	4	VAR.	638		140	420	218	
	7.7.3 Industrial Arts	4	VAR.		3	var.	1380	80	
	7.7.4 Other CTS Programs	11	VAR.	3580	0			3580	This is a technical school which offers programs many other schools do not
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			4996				-124	
	Overall Space Adequacy Assessment	90		23549	104		20169	3380	