

1

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						

School Facility Evaluation Project  
Part III - Space Adequacy

	Evaluation Components	Summary Assessment			Estim. Cost
1	Site Conditions	Regrade and pour new sidewalk section			\$1,100
2	Building Exterior	Good condition			\$0
3	Building Interior	Good condition			\$0
4	Mechanical Systems	Systems are in good working order, well maintained and current.			\$10,000
5	Electrical Systems	Install surge protection on the electrical system. Door contacts should be installed on all doors. Exterior lighting could be upgraded to improve security.			\$3,500
6	Portable Buildings	N/A			\$0
7	Space Adequacy:				
	7.1 Classrooms	Excess	394		
	7.2 Science Rooms/Labs	Deficient	-190		
	7.3 Ancillary Areas	Deficient	-244		
	7.4 Gymnasium	Excess	13		
	7.5 Library/Resource Areas	Excess	23		
	7.6 Administration/Staff Areas	Deficient	-220		
	7.7 CTS Areas				
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-69		
	Overall School Conditions & Estim. Costs		-293		\$14,600

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	Play fields	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Good condition	
1.1.4	Site landscaping.	4	Front yard landscaped	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Previous signs of ponding on the west side were addressed and the problem no longer exists	
1.1.7	Evidence of sub-soil problems.	4	None	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	<b>Access/Drop-Off Areas/Roadways/Bus</b>			
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	Off site - city streets	
1.2.4	Fire vehicle access.	4	City streets and parking area	
1.2.5	Signage.	4	Building signed	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Staff parking; one handicap stall. Visitor parking on street.	
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 - Good drainage	
1.3.4	Layout and safety of sidewalks.	4	Adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete walk. Ponding on east sidewalk. Regrade and repour section.	\$1,100
1.3.6	Curb cuts and ramps for barrier free access.	4	City streets	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$1,100

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 slab on grade. No apparent problems	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete block - no apparent problems	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Flat - no apparent problems	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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 states of repair.</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).	5		Roof five years old - no apparent problems	
	2.2.2 Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good condition	
	2.2.3 Control of ice and snow falling from roof.	4		Flat roof - no apparent problems	
	2.2.4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
	Other				



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Masonry - no problems	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Prefinished metal - no evidence of 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		Internal roof drainage to municipal system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problems	
Other					

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		Hollow metal doors, steel frames - good	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good repair	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		No concerns	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum - good condition	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No condensation evident on walls or windows	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$0

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		Masonry painted - no apparent problems	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade - no problems	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		12/12 vinyl tile. Carpet	
3.2.2	Wall materials and finishes.	4		Block painted - good throughout	
3.2.3	Ceiling materials and finishes.	4		Lay-in accoustic tiles	

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.	4		In good repair	
3.2.5	Millwork	4		In good condition	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Whiteboards, tack boards - adequate	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment in good condition	
3.2.8	Washroom materials and finishes.	4		Floor - ceramic tile; walls - concrete block painted; ceilings - gypsum board painted	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>Health and Safety Concerns</b> <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 required</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible, sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appears compliant	
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.	4		Appears compliant	
3.3.5	Barrier-free access.	4		Handicap entrance	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None apparent	
Other					
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				\$0

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drainage consists of grading to swales and catch basins tied to City services.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
	4.1.3 Outside storage tanks.	N/A		Not applicable.	
	Other				
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school. A siamese connection is present.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Building is fully sprinklered throughout.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout in cabinets.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	na		Not applicable.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		100 mm service from street, service runs to 50mm meter. Separate irrigation service provided. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventors are current.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are in good service condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater, gas fired, c/w recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two Superhot hot water boilers supply heat for entire school. Units operate well and are in good shape. Boilers distribute hot water to perimeter radiation, reheat coils, and glycol heat exchanger.	
4.4.2	Heating controls (including use of current energy management technology).	4		Controls are DDC based.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current. A pot feeder is provided for the hot waer system, and a glycol feed tank/pump for the glycol system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components	4		Hot water distribution is in good shape and well maintained.	



Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping is insulated throughout.	
4.4.10	Heat exchangers.	4		Hot water to glycol heat exchanger provided for ventilation air heating.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Control and distribution is reported to be good	
4.4.13	Zone/unit heaters and controls.	4		Zone and heating control is reported to be good.	
Other					

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.	4		The school has three Systemaire rooftop air supply systems complete with service aisles serving classrooms, the administration/common areas. The classroom units supply and return fans, full mixed air control, D/X cooling coil, preheat coils, and wet media humidifiers. Systems are in good shape. A fourth unit serving the gymnasium is complete with mixing section and preheat coil.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Based on system design outside air quantities are being met.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Design of the air system would give 6 to 8 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems are acceptable and properly operating.	
4.5.5	Separation of out flow from air intakes	4		Acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Range hood in staff are is ducted to outdoors.	
Other					

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>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Ventilation controls are DDC based.	
4.5.8	Air filtration systems and filters.	4		Systems has fiberglass filters.	
4.5.9	Humidification system and components.	4		Air units are provided with wet media humidification.	
4.5.10	Heat exchangers.	4		Hot water to glycol heat exchanger for air heating. Good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork is in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		Cooling is provided by DX systems within 3 of the air handling units. Systems are in good condition.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Cooling distribution is through ventilation systems.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		System control tied to in house controls.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Building controls are DDC based and current. Upgrade of the system to current software releases may be required.	\$10,000
	Overall Mech. Systems Condition & Estim. Costs				\$10,000

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).	5		Main service - u/g - 1200A 120/208V, 3 phase, 4 wire. Installed in 1995.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Existing lighting is in good condition. There could be additional lighting installed on the west side of school.	\$1,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5		Existing car plugs are sufficient for all stalls. Stalls 40 - car plugs 21.	
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		Existing F.A. is in excellent condition. Installed in 1996. Audits have not been done since installation.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in excellent condition. There is no emergency lighting present in the ECS classrooms but recommended.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5		Existing signage is in excellent condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	1		Does not exist - should be installed.	\$1,500
5.3.2	Panels and wireways capacity and condition.	4		Panels are in good condition and approximately 20% space available.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None present.	
5.3.4	General wiring devices and methods.	4		Wiring devices in good condition.	
5.3.5	Motor controls.	4		Motor controls are loose starters and in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	5		All lighting systems are in good condition and lighting levels in all areas are above standards.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A		Light systems are only 5 years old.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		No recommendations required.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5		New Meridian system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		System is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		All network cable is in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cabling is installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Equipment is in main electrical room and ventilation is present.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated power is supplied to equipment.	
Other					



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).	3		System (Regency 4660C) is in good condition. Door contacts are not present.	\$500
5.6.3	Master clock system (if applicable).	N/A			
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).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$3,500

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<b>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</b>	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, existing fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$0

School Facility Evaluation Project  
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	22	VAR.	1834	18	80	1440	394	
7.2	Science Rooms/Labs				2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	VAR.	156	1 3	130 90	400	-244	No Designated Science Rooms, However Class Space Available
7.4	Gymnasium (incl. gym storage)	1		486	1		473	13	
7.5	Library/Resource Areas	1		283	1		260	23	
7.6	Administration/Staff, Physical Education, Storage Areas			304			524	-220	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1170			1239	-69	
	<b>Overall Space Adequacy Assessment</b>	26		4233	26		4526	-293	