

School Facility Evaluation Project
Part III - Space Adequacy

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|-------------------------|-----------------------------|----------------------|--------------------------------|---|---|---|
| School Name: | MILTON WILLIAMS | | | School Code: | 9634 | |
| Location: | 92 MALIBOU RD. S.W. | | | Facility Code: | 1617 | |
| Region: | CALGARY SOUTH | | | Superintendent: | DR. DONNA MICHAELS | |
| Jurisdiction: | CALGARY SCHOOL DISTRICT #19 | | | Contact Person: | LEANNE SOLIGO | |
| | | | | Telephone: | (403) 214-1123 | |
| Grades: | 5 - 9 | | | School Capacity: | 615 | |
| | | | | | | |
| 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 | 1952 | 2 | 901.00 | Frame, sloped roof, wood siding | This bldg. is in poor repair and extremely inefficient to meet current needs. The cost to repair the structure, etc. cannot be justified. It is recommended that the structure be demolished and portables be installed as a temporary measure. | This unit operates as the Bridges Behavioural Intervention Centre |
| Additions/ Expansions | 1960 | 2 | 4841.3 | Masonry, flat roof, brick | Original steam heating with unit ventilators. Ventilation systems upgraded to central units with swamp coolers. | |
| | 1961 | 1 | 375.4 | Lower level of south wing | | |
| | | | | | | |
| Total: | | | 6117.7 | | | |
| | | | | | Evaluator's Name: | NORMAN DOBELL |
| | | | | | & Company: | NORMAN DOBELL & ASSOC. ARCH. |

| | | | | | | |
|--|--------------------------|--|--|--|--|--|
| 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 | | | | | |

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| | Evaluation Components | Summary Assessment | | | Estim. Cost |
|---|--|--|-------|--|-------------|
| 1 | Site Conditions | Replace gravel parking lot with asphalt; provide hadicap stall | | | \$33,500 |
| 2 | Building Exterior | Replace exterior doors and hardware | | | \$18,800 |
| 3 | Building Interior | Replace millwork in home economics and art room. Replace original doors and hardware | | | \$191,000 |
| 4 | Mechanical Systems | While systems are generally in good working order, base equipment is 40 years old and past life expectancy. While more current, the air systems are also near life expectancy. | | | \$640,000 |
| 5 | Electrical Systems | Install surge protection on the electrical system. Door contacts should be installed on all exterior doors. Lighting could be upgraded to improve efficiency. Separate building requires all systems upgrades. | | | \$190,500 |
| 6 | Portable Buildings | N/A | | | \$0 |
| 7 | Space Adequacy: | | | | |
| | 7.1 Classrooms | Deficient | -266 | | |
| | 7.2 Science Rooms/Labs | Deficient | -204 | | |
| | 7.3 Ancillary Areas | Deficient | -155 | | |
| | 7.4 Gymnasium | Deficient | -435 | | |
| | 7.5 Library/Resource Areas | Deficient | -50 | | |
| | 7.6 Administration/Staff Areas | Deficient | -582 | | |
| | 7.7 CTS Areas | Deficient | -324 | | |
| | 7.8 Other Non-Instructional Areas (incl. gross-up) | Deficient | -88 | | |
| | Overall School Conditions & Estim. Costs | Deficient | -2204 | | \$1,073,800 |

| 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 | Play fields | |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 4 | Equipment recently upgraded | |
| 1.1.4 | Site landscaping. | 4 | Front of school. Trees and shrubs maturing | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Perimeter chain link fencing - equipment in good repair | |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 4 | No evidence of problems | |
| 1.1.7 | Evidence of sub-soil problems. | 4 | None evident | |
| 1.1.8 | Safety and security concerns due to site conditions. | N/A | | |
| Other | | | | |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|-----------|--|--------|--|-------------|
| 1.2 | Access/Drop-Off Areas/Roadways/Bus | | | |
| 1.2.1 | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4 | City streets, gravel lane | |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | N/A | | |
| 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 | Good access from city street; lane and parking lot | |
| 1.2.5 | Signage. | 4 | School signed at front | |
| 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 | Staff 24+. Require handicap stall. Provide one stall | \$4,500 |
| 1.3.2 | Layout and safety of parking lots. | 4 | Layout well spaced | |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 3 | Gravel - replace with asphalt | \$29,000 |
| 1.3.4 | Layout and safety of sidewalks. | 4 | Acceptable | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | Concrete - well drained | |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | Access from parking lot | |
| Other | | | | |
| | Overall Site Conditions & Estimated Costs | | | \$33,500 |

| 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 problems evident | |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | | Appear to be in good repair | |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | | No problems evident | |
| 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 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). | 4 | | Roof replaced eight years ago | |
| 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 | | Flat roof - no problems | |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | N/A | | Not applicable. | |
| 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 | | None evident | |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | | Good repair | |
| 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 deterioration evident | |
| 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 | | None evident | |
| Other | | 2 | | Provide allowance for renovations required for boiler replacement. | \$10,000 |

| 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 | | Original doors and hardware to be replaced | \$8,800 |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 3 | | Hardware to be replaced with doors (See 2.4.1) | |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 3 | | Panic bars old - replace (See 2.4.1) | |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | | Windows refurbished 5-10 years ago | |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | | Good repair | |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | | None evident | |
| Other | | | | | |
| | Overall Bldg Exterior Condition & Estim Costs | | | | \$18,800 |

| 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 | | None evident | |
| | 3.1.2 Floors (i.e., signs of cracks, heaving, settlement). | 4 | | No evidence of problems | |
| | Other | | | | |
| 3.2 | Materials and Finishes | | Bldg. Section | Description/Condition | |
| | 3.2.1 Floor materials and finishes. | 3 | | 9/9 vinyl asbestos tile; battleship linoleum; new linoleum on main floor hallway; wood floor in gymnasium; new sprung floor in drama room; carpet in music room old - to be replaced | \$6,600 |
| | 3.2.2 Wall materials and finishes. | 4 | | Block painted | |
| | 3.2.3 Ceiling materials and finishes. | 4 | | Suspended T-Bar accoustic tile, glue-on accoustic tile | |

| 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 | | Original wood doors and hardware old - replace | \$42,400 |
| 3.2.5 | Millwork | 3 | | Home economics kitchens old - replace. Art room old - replace | \$44,500 |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 4 | | White boards, tack boards sufficient | |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | | In good repair | |
| 3.2.8 | Washroom materials and finishes. | 4 | | New partitions in washrooms | |
| Other | | | | | |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|-----------|---|--------|-------------------|--|-------------|
| 3.3 | Health and Safety Concerns --- Intent is to identify renovations considered | | Bldg. Section | Description/Condition | |
| | | | | | |
| | 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. | 4 | | Non-combustible, non-sprinklered | |
| | 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 4 | | Appear compliant | |
| | 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). | 4 | | Appear compliant | |
| | 3.3.4 Exiting distances and access to exits. | 4 | | Appear compliant | |
| | 3.3.5 Barrier-free access. | 2 | | Require ramp at entrance, elevator and two H.C. washrooms. | \$97,500 |
| | 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | FI | | See Owner's Manual | |
| | 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 4 | | None evident | |
| | Other | | | | |
| | Overall Bldg Interior Condition & Estim Costs | | | | \$191,000 |

| 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 | | Site drainage consists of grading to swales to run-off to streets. Gravel parking. | |
| | 4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibbs). | 4 | | Building has exterior hose bibbs. | |
| | 4.1.3 Outside storage tanks. | N/A | | Not applicable. | |
| | Other | | | | |
| 4.2 | Fire Suppression Systems | | Bldg. Section | Description/Condition | |
| | 4.2.1 Fire hydrants and siamese connections. | 4 | | Street fire hydrant is located adjacent to school. | |
| | 4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 4 | | Fire protection consists of 40 mm hose and hose reels tied to building service. | |
| | 4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | | Hand extinguishers located throughout. | |
| | 4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas). | N/A | | 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 50 mm meter. 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). | 5 | | Backflow protection on all services recently completed. | |
| 4.3.4 | Piping and fittings. | 4 | | All piping on domestic is reported to be in good shape for age of the facility. Lines are not insulated. | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 4 | | Fixtures are adequate. Require on going maintenance as necessary. | |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 4 | | Two self contained John Wood hot water heaters, gas fired and 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 | | 4 | | Clay trap for Art room. | |

| 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). | 2 | | Dual low pressure Liberty boilers installed in 1960. Units supplies heat for entire school. Unit operates well, but due to age, boiler should be considered for replacement. | \$220,000 |
| 4.4.2 | Heating controls (including use of current energy management technology). | 3 | | Controls are all pneumatic and to a large extent original. No current energy technology is employed. See controls. Refer ti item 4.7.1. | |
| 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. | |
| 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. | |

| 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 | 2 | | School is all steam distribution and should be considered for replacement along with boiler. Piping is generally good. See heating. Refer to item 4.4.1. | |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 2 | | Generally steam piping insulated throughout, condensate lines are not and should be done if system is kept. | \$20,000 |
| 4.4.10 | Heat exchangers. | N/A | | Not applicable. | |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | 3 | | Unit ventilators have mixing sections throughout and are prone to problems related to fresh air operations as well as proper distribution in rooms. See heating. Refer to item 4.4.1. | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 3 | | Subject to some areas of discomfort due to unit ventilator performance and lack of any air in some areas. Refer to item 4.4.1. | |
| 4.4.13 | Zone/unit heaters and controls. | 3 | | Generally ok, but antiquated. Refer to item 4.4.1. | |
| 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. | 3 | | Air units located in penthouse air handling room. Return fan, air mixing section and steam heating coil common to three swamp cooler/ supply fan combinations. Retrofitted, appears to be 1975-80 vintage. Systems in fair condition only. | \$250,000 |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 3 | | May be acceptable if operating properly, no reported problems. See ventilation. Refer to item 4.5.1. | |
| 4.5.3 | Air distribution system (if possible, reference number of air changes/hour). | 3 | | Design would give on the order of 6 changes. See ventilation. Refer to item 4.5.1. | |
| 4.5.4 | Exhaust systems capacity and condition. | 3 | | School has central washroom exhaust fan. Gym has separate exhaust fan. See ventilation. Refer to item 4.5.1. | |
| 4.5.5 | Separation of out flow from air intakes | 4 | | Separation of exhaust and intakes is acceptable. | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | 3 | | An Engineered Air ventilation unit is provided for the Home-ec and Art rooms. Ranges and dryers are vented. An exhaust vent is provided for the Art room. See ventilation. Refer to item 4.5.1, | |
| Other | | 3 | | The IA area has a torit sawdust collection system and a fume/ paint spray hood. A Trane Torivent unit provides air to the computer room. See ventilation. Refer to item 4.5.1. | |

| 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). | 3 | | Pneumatic/ electric controls only See controls Refer to item 4.7.1. | |
| | 4.5.8 Air filtration systems and filters. | 3 | | Fiberglass filters. See ventilation. Refer to item 4.5.1. | |
| | 4.5.9 Humidification system and components. | 3 | | Humidification provided through swamp coolers. See ventilation. Refer to item 4.5.1. | |
| | 4.5.10 Heat exchangers. | N/A | | Not applicable. | |
| | 4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | 3 | | Exhaust distribution ductwork is in acceptable condition. See ventilation. Refer to 4.5.1. | |
| | 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). | N/A | | Not applicable. | |
| | 4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | N/A | | Not applicable. | |
| | 4.6.3 Cooling system controls (including use of current energy management technology). | N/A | | Not applicable. | |
| | 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 pneumatic, no energy management, getting old. | \$150,000 |
| | Overall Mech Systems Condition & Estim. Costs | | | | \$640,000 |

| 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 - 600A, 120/208V, 3 phase, 4 wire. New service installed in September, 1999. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 3 | | Existing building lighting is in fair condition. There is no lighting on east side, SE entrance, SW entrance or west side near parking area. | \$4,000 |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 3 | | Existing car plugs need gasketed covers. There are 32 stalls complete with plugs for all. | \$500 |
| 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. system is new (1999) Notifier panel. | |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 5 | | Existing emergency lighting is in good condition, recently installed. | |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 3 | | Exit lighting is in good condition. One exit should be installed in woodshop leading toward north exit. | \$500 |
| Other | | 1 | | Separate building (not shown) requires new and upgraded F.A., emergency lighting and exit lighting. | \$17,000 |

| 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 and should be added. | \$1,500 |
| 5.3.2 | Panels and wireways capacity and condition. | 4 | | Panels are new and have about 25% space available. | |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | N/A | | No generator present. | |
| 5.3.4 | General wiring devices and methods. | 4 | | Wiring devices are in good condition. | |
| 5.3.5 | Motor controls. | 4 | | Loose starters throughout are in good condition. | |
| Other | | F.I. | | Provide additional distribution, control and wiring to meet mechanical upgrades. | |

| 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 | | Existing lighting requires maintenance on lamps. Corridor levels are poor in many areas - +4. Classroom levels are poor in some areas - +32. Woodwork shop levels are poor - +28. Gym levels are poor - +18. | \$135,000 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 3 | | Defective ballast to be changed. (See 5.4.1 for pricing) | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | | Retrofit east fixtures with T-8 lamp technology. (See 5.4.1 for pricing) | |
| Other | | 3 | | Replace lighting in separate building (not shown) as required. | \$24,000 |

| 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 | | Telephone system in in good condition. Meridian system is installed. | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | | The P.A. system (AGS) is in good condition. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 4 | | All network cabling 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 size of room will prevent heat build-up. | |
| 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 | | None present. | |
| 5.6.2 | Intrusion alarms (if applicable). | 3 | | Security system is in good condition. Motion detector being used, but no door contacts or cameras. | \$2,000 |
| 5.6.3 | Master clock system (if applicable). | N/A | | | |
| Other | | 3 | | No security system in separate building. | \$6,000 |
| 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 | | | | \$190,500 |

| 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 | 13 | 78 | 1014 | 16 | 80 | 1280 | -266 | |
| 7.2 | Science Rooms/Labs | 2 | 78 | 156 | 3 | 120 | 360 | -204 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 3 | VAR. | 375 | 2 3 | 130 90 | 530 | -155 | |
| 7.4 | Gymnasium (incl. gym storage) | 1 | | 462 | 1 | | 897 | -435 | To meet current requirements. |
| 7.5 | Library/Resource Areas | 1 | | 240 | 1 | | 290 | -50 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 179 | | | 761 | -582 | To meet current requirements |
| 7.7 | CTS Areas | | | | | | | | |
| | 7.7.1 Business Education | 0 | | | 2 | 115 | 230 | -230 | |
| | 7.7.2 Home Economics | 1 | | 149 | 1 | | 160 | -11 | |
| | 7.7.3 Industrial Arts | 1 | | 197 | 1 | | 280 | -83 | |
| | 7.7.4 Other CTS Programs | | | | | | | | |
| 7.8 | Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area) | | | 1373 | | | 1561 | -188 | |
| | Overall Space Adequacy Assessment | 22 | | 4145 | 30 | | 6349 | -2204 | |