

Athabasca Delta Community School



School District:	Northland School Division No. 61
Location:	Fort Chipewyan, Alberta

EXECUTIVE SUMMARY

In March 2000, Alberta Infrastructure engaged R.L.Wilkin Architects Ltd. to evaluate the conditions of a number of schools within Northlands School Division No.61. The evaluation process and the forms provided were developed by Alberta Infrastructure and reviewed with the consultant prior to visiting this facility on 20 March 2000.

This evaluation has been based primarily on the rural site visit and discussions with staff and Division personnel. A Long Term Facilities Development Plan was provided by Northlands School Division. Several technical issues identified as requiring repairs remain outstanding at the time of this evaluation.

Athabasca Delta Community School was constructed in 1986. Located in Fort Chipewyan, its' remote northern location, harsh climate and particular marsh site create unique challenges and problems in maintaining this facility. Site related and structural problems occur periodically, damage of which are visible. Upgrading and continual maintenance of these as well as mechanical and electrical systems are therefore necessary to prevent more expensive remedial work in the future.

The construction of the school consists primarily of combustible heavy timber structure and wood frame walls and roofs, concrete block walls at the gymnasium area and concrete slab on grade throughout. Exterior finishes are stained wood siding and cedar roof shingles, both currently in acceptable condition. These require on-going maintenance with eventual replacement of the roofing becoming necessary.

EXECUTIVE SUMMARY cont'd

Summary of Observations and Recommendations

repairs/replacement as outlined. With future expansions or renovations, critical consideration must be given to the schools' remote location, on-going vandalism and expensive cost of repair or construction.

Evaluation Ratings 3 or Less

The following estimates apply to items that were rated 1, 2, or 3 as described in the evaluation guidelines:

1. Site related work	\$ 12 800.	
2. Building Exterior	10 900.	
3. Building Interior	32 100.	*costs may increase depending on outcome of items noted for further investigation;
4. Mechanical items	301 300.	a northern (ie. remote location) allowance has been factored into these costs.
5. Electrical items	<u>150 000.</u>	
Total Estimated Costs	\$ 507 100.*	

7. Space Adequacy Assessment

Based upon equivalent areas for a core school with a capacity of 450 K-12 students (using guidelines provided by Alberta Infrastructure) this school is significantly deficient in overall area by 1365.18 m2.

Further Investigation

It is recommended that further investigation be done in the following areas:

1. A roof investigation to determine condition, extent of minor roof repairs/replacement required.
2. A thorough energy efficiency study should be completed prior to the necessary electrical upgrading.
3. A thorough structural inspection/evaluation to assess existing condition.

School Data/Plan Information

The plan and data sheet information provided for this facility is not up to date. Siteplan is incomplete; no indication of parking, on site access, etc. There are interior plan changes that have not been updated. It is recommended that this information be revised to reflect changes in programme use and added classroom partitioning in/adjacent former library and mezzanine areas.

School Name:	Athabasca Delta Community School			School Code:	1810	
Location:	Fort Chipewyan			Facility Code:	575	
Region:	North			Superintendent:	Mr. Colin Kelly	
Jurisdiction:	Northland School Division #61			Contact Person:	Mr. Richard Baier	
				Telephone:	(780) 618-3144	
Grades:	K-12			School Capacity:	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	1986	2	4096.82	Masonry/timber and wood frame, sloped roof, concrete slab on grade, cedar siding.	Boilers with perimeter radiation for heating. Air handling units provide ventilation.	
Additions/ Expansions						
					Evaluator's Name:	J. Louis Baillargeon
					& Company:	R.L. Wilkin Architects Ltd

<p>Upgrading/ Modernization (identify whether minor or major)</p>						
<p>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</p>	1972	1				<p>Original portable facility relocated off site (capacity of 100); 698 m2 area not incorporated into evaluation. Currently used as temporary materials storage center.</p>
<p>List of Reports/ Supplementary Information</p>						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Remedial sitework required for water drainage problem of parking and site areas.	\$12 800.
2	Building Exterior	Replace missing metal downspouts c/w new guards, misc. locations. Broken windows and defective seals require repair/replacement.	\$10 900.
3	Building Interior	Second floor level classrooms require flooring/tile replacement. Numerous tile repairs required on interior stairs as well as at wall base locations. Existing plastic/laminate countertop repairs necessary.	\$32 100.
4	Mechanical Systems	Heating system in good condition. Ventilation system should be upgraded.	\$301 300.
5	Electrical Systems	Interior lighting contains several deficiencies requiring upgrading. Communication systems require upgrades in various areas.	\$150 000.
6	Portable Buildings	N/A	N/A
7	Space Adequacy:		
	7.1 Classrooms		483
	7.2 Science Rooms/Labs		-360
	7.3 Ancillary Areas		-448.03
	7.4 Gymnasium		-354.44
	7.5 Library/Resource Areas		-167.09
	7.6 Administration/Staff Areas		-368.47
	7.7 CTS Areas		-388.02
	7.8 Other Non-Instructional Areas (incl. gross-up)		237.87
	Overall School Conditions & Estim. Costs		-1365.18 \$507 100.

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large/adequate size; seasonally limited use of some areas, marsh site.	
1.1.2	Outdoor athletic areas.	4	Designated areas exist, adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Mainly timber construction, aging/adequate condition. Eventual replacement recommended.	
1.1.4	Site landscaping.	4	Adequate.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Minimal in quantities; on going vandalism requires continual maintenance and/or removal; acknowledged and accepted situation.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor drainage from athletic areas noted/maintained yearly; poor drainage/ponding north side school due to culvert elevation and site settlement. Recommend remedial site/drainage configuration.	\$4 800.
1.1.7	Evidence of sub-soil problems.	4	Sub soil (marsh) condition known since school inception; requires continual review and critical consideration should be given with any future site development.	
1.1.8	Safety and security concerns due to site conditions.	4	Minor concerns only; known and accepted conditions, monitored on an on-going basis.	
Other		4	South side/entry courtyard drainage problem solved with installation of below grade pump system- practical solution, has alleviated related problems.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Two main points of access; original south vehicular drop off closed to pedestrian only- conflicts with centre island play zone. Unmarked/temp. parking/drop-off on south approach as a result.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt paved; some damaged areas require repairs. Related (refer to) 1.1.6.	\$8 000.
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site, northeast access functions as bus drop off/pick up and staff parking- known and accepted condition. Original, south access closed due to student safety concerns.	
1.2.4	Fire vehicle access.	4	Asphalt paved, access three sides. South access road closure must be maintained for fire vehicle/emergency access.	
1.2.5	Signage.	4	Minimal on site signage; recognized and accepted circulation/movement on site.	
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 number, no concerns.	
1.3.2	Layout and safety of parking lots.	4	Informal arrangement, no apparent/noted concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface; minor ponding/drainage problems noted.	
1.3.4	Layout and safety of sidewalks.	4	No apparent concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks; seasonal heaving occurs, damage visible at entries- ongoing maintenance. Some interlocking brick paver areas; adequate condition, some buckling/uneven settlement at time of evaluation.	
1.3.6	Curb cuts and ramps for barrier free access.	5	Curb cuts in place for barrier free access.	
Other				
Overall Site Conditions & Estimated Costs				\$12 800.

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).	F.I.	1986	Concrete foundations and slab on grade; yearly/seasonal heaving and settlement of system known and acknowledged- will be recurring problem. Requires continuous monitoring; maintenance of related structural problems on-going.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1986	Heavy timber and wood frame, wood decking; numerous timber members show signs of bending, cracking and significant separation. Recommend full structural review by engineer.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I.	1986	Heavy timber and wood frame; comments per 2.1.2 above.	
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	<u>Description/Condition/Age</u>	
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	1986	Sloped/cedar shingle roofs; adequate condition, some visible signs of shingle cupping and missing shingles- minor repairs. No roof report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	1986	Prefinished metal gutters and downspouts; missing components, poor condition- repairs. Galvanized roof components- appear in good condition from view.	\$1 800.
2.2.3	Control of ice and snow falling from roof.	4		No apparent deficiencies.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		No skylights.	
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	1986	Horizontal t.&g. cedar siding; adequate condition. Minor upgrades performed in 1997. Will require on-going maintenance and refinishing in future.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1986	Stained cedar fascia and soffits; good condition.	
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	1986	Overall good condition; absence of vapour barrier noticed in Gym. Storage room.	
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Several deficient/problem locations, missing metal downspouts.	Refer to 2.2.2
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Primarily stained t.&g. fir siding; good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1986	Painted hollow metal and pressed steel frame; adequate condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1986	Most functioning properly; adequate condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1986	Several doors have hinge problems; full height/continuous hinges used with replacement. On going maintenance.	\$3 800.
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1986	Damaged units (south side location)- on-going replacement with Lexan; several windows have seal failure, repair with new seals per window manufacturer specifications.	\$5 300.
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1986	Original opener sections throughout school secured/closed- on-going maintenance issue. Re. Safety and air handling system concerns, noted and acceptable condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No visible deficiencies.	
Other			F.I.	South facing corridor and adjacent classrooms overheat; all blinds over windows removed and windows sealed closed due to vandalism. Situation requires further mechanical review, negatively affects air handling functions.	
Overall Bldg Exterior Condition & Estim Costs					\$10 900.

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. 4	1986	Timber and wood frame infill; significant timber cracking/damage visible and noted. Refer to 2.1.2. Concrete block; good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1986	Second floor, numerous locations- possible movement occurring on-going basis, damage noted, related to 2.1.1.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1986	Carpet/vinyl tile/painted concrete and ceramic tile areas; most adequate condition. Second floor/classroom locations; cracked or damaged ceramic tile flooring requires removal and replacement- recommend vinyl tiles. Repair ceramic tile in stairways; numerous locations.	\$16 200.
3.2.2	Wall materials and finishes.	3	1986	Typical: vinyl faced gypsum board; misc. repairs, requires on-going maintenance. Painted concrete block; adequate condition.	\$5 000.
3.2.3	Ceiling materials and finishes.	4	1986	Stained t.&g. wood decking or siding (similar to walls); good condition. Minimal suspended acoustic tile or painted g.b. areas; adequate condition.	

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		Painted hollow metal or solid core wood doors and pressed steel frames; most adequate condition/functioning well. Replace missing door into boys SDA 104.	\$600.00
	3.2.5 Millwork	3		Pl. laminate countertops; poor condition, require refacing and new edging- numerous classroom locations and HEC. Base cabinets/drawers/shelves: Pl. laminate and melamine surfaces; adequate condition, minor repairs required.	\$7 800.
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Sufficient quantities, no apparent deficiencies.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Sufficient quantities, no apparent deficiencies.	
	3.2.8 Washroom materials and finishes.	4		Floors: vinyl or ceramic tile- adequate condition. Wall: painted concrete black and/or ceramic tile- good condition. Ceilings:	
	Other	3		Ceramic tile and rubber cove base at numerous wall locations missing and/or damaged- recommend repair and replacement to match existing.	\$2 500.

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	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1986	Combustible and non-combustible, sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to exist and are code compliant.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to exist and are code compliant.	
3.3.4	Exiting distances and access to exits.	4		Appear to be compliant.	
3.3.5	Barrier-free access.	4		Elevator functional/operating; access provided throughout, no apparent inadequacies.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No problems indicated, apparent. No audit or reports provided/available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		No apparent problems.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$32 100.

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	1986	Site drainage is poor, several low spots. See Architectural section. Underground system is functioning.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1986	No irrigation. No problems reported or found.	
4.1.3	Outside storage tanks.	4	1986	Propane tanks need to be repainted.	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Sectio	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	1986	One fire hydrant is located in front and it is within 45M of the main entry and siamese connection. Siamese is near the main entry.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	1986	Sprinklers installed throughout. Due to renovations, some rooms are missing heads: Atrium, classroom, kitchen corridor. Outside water and electric gong is not functioning.	\$ 3,200
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1986	Fire extinguishers recently inspected except for one in gym mezzanine. Two fire extinguishers have been stolen.	\$ 650
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1986	No science lab. Industrial arts has a eyewash and shower station. No problems reported or found.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Sectio	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1986	Local municipal supply. No pressure or capacity problems noted.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1986	No problems reported or found. Inline glycol heating and domestic hot water recirculation pump.	
4.3.4	Piping and fittings.	4 3	1986	No problems reported or found. Water lines are copper. Heating lines are black steel. Gas shut off valves should be installed to each gas fired appliance with sufficient access.	\$ 1500
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4 3 3	1986 1986 1986	Lavatories and sinks are stainless steel. Water closets and urinals are vitreous china. Mop sinks are molded plastic. Drinking fountains need to have the pressure adjusted. Boys gym washroom has (1) tap missing.	\$ 150 \$ 650
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1986	(2) PUI steam heaters c/w tanks model 54-N-125-A-DG, 540 MBH. One is being re-built. No problems reported or found.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3 2		Art sinks do not have an interceptor. Shower rooms require a floor drain for each stall.	\$ 1500 \$ 4100
Other		2		No grease trap installed in kitchen pot sink.	\$ 4,500

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Sectio	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1986	(3) Unilux steam/water boilers model 250WP, 2500MBH. Clean silt from header.	\$ 2,500
4.4.2	Heating controls (including use of current energy management technology).	4	1986	Day/Night air pressure controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1986	Combustion air in mechanical room is installed 18" above finished floor. No problems reported or found.	
4.4.4	Treatment of water used in heating systems.	4	1986	Heatig water is tested yearly. No problems reported or found.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1986	Boiler control is functioing properly.	
4.4.6	Heating air filtration systems and filters.	N/A		N/A	
4.4.7	Heating humidification systems and components.	N/A		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	1986	Radiation valves are operational.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1986	Distribution system is black steel piping. No leaks reported.	
4.4.10	Heat exchangers.	4	1986	Internal to steam/water boilers.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1986	Newly created computer room is cold. No direct controls for a thermostat.	\$ 1500
		3	1986	South classrooms overheat due to no shading.	See Architects Section
4.4.13	Zone/unit heaters and controls.	4	1986	No problems reported or found. Duplex air compressor for all control actuators.	
		3	1986	Two entry force flow controls are not operational (overheating).	\$ 950
Other		3	1986	Atrium has a circular fireplace totally exposed. This is no longer acceptable by code. Additional shielding is required.	\$ 4,500

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Sectio	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	1986	AHU all DuMill/Pace Units with heating coils. - AHU-1 13,000 cfm (school) - AHU-2 5425 cfm (gym) - AHU-3 4635 cfm (industrial arts) No problems reported or found.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1986	No air balancing reports available. No data available. Unit may be capable of current outside air requirements, but further investigation is required.	\$ 4,200
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1986	No air balancing reports available. No data available. Shop drawing information would indicate: School - 3.0 Air changes/hour Gym - 6.0 Air changes/hour Industrial Arts - 18.0 Air changes/hour School ventilation rate is	\$ 221,400
4.5.4	Exhaust systems capacity and condition.	2	1986	Several janitors rooms do not have exhaust and due to chemicals and paint storage should have them installed.	\$ 5,300
4.5.5	Separation of out flow from air intakes.	4	1986	Outside air intakes are properly separated from all exhaust sources.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1986	Kitchen exhaust hood is in good condition. Industrial arts dust collection is in good condition.	
Other		3	1986	Supply air outlets are noisy in some locations. Proper duct branches with acoustic lining is required.	\$ 4,800
4.5	Ventilation Systems (cont'd)		Bldg. Sectio	Description/Condition	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
	<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	1986 Timer was indicated to be installed. Time clock could not be found.	
4.5.8	Air filtration systems and filters.	4	1986 STANDARD EFFICIENCY FILTERS INSTALLED (30%).	
4.5.9	Humidification system and components.	4	1986 Wet pad humidification are installed but not used. Humidifiers should not be used as the exterior walls are suspected not to have a vapour barrier.	
4.5.10	Heat exchangers.	N/A	N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1986 One main duct supply has a main wood beam running through it. All joints leak and create a whistling noise. All joints should be sealed.	\$ 4,900
Other		N/A	N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Sectio	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	Building Control Systems		Bldg. Sectio	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1986	No central DDC control system. Due to the remote nature and constant user problems a complete DDC system is recommended.	\$ 35,000
Overall Mech Systems Condition & Estim. Costs					\$ 301,300

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		Primary service is underground to a padmount transformer. Secondary service is underground to building rated at 1200A, 3 phase, 120/208V. Distribution consists of a main breaker, C/T space and distribution section. Capacity is at 60% and is in good con	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Exterior site lighting consists of pole mounted H.I.D. luminaries with perimeter building wall lights. Fixtures are in poor condition with majority not working. Number of luminaries on building could be reduced.	\$8,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		There are adequate number of car plug-ins (32). Plug-ins are in good condition.	
	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).	3		Fire alarm is a Simplex 2001 panel - old technology. System is tested annually and is in good working condition. Sprinkler system is connected to panel. Zoning is to Code.	\$5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		An emergency generator provides emergency power to various fluorescent fixtures and exit lights.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Exit light locations is to Code. Various units of lamps burnt out or missing. Some are damaged. There are no wireguards on units in gym.	\$5,000.00
	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.	2		There is no surge protection on main service.	\$2,500.00
5.3.2	Panels and wireways capacity and condition.	4		Branch circuit panels have sufficient capacity for future loads. Panels are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		A propane 30 KW Kohler generator has been provided for lighting and miscellaneous mechanical loads. Generator is at 75% capacity and is tested weekly.	
5.3.4	General wiring devices and methods.	3		All power wiring is in conduit. Devices are in good condition. Classrooms do not have enough receptacles. There is no receptacles at teachers stations.	\$7,500.00
5.3.5	Motor controls.	4		Motor starters are centrally located in the mechanical rooms. Units are in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2		Lighting in the classrooms consists of suspended single lamp fluorescent fixtures with acrylic wrap-around diffuser. Lamps are T12 with magnetic ballast. Numerous lenses are broken or missing. Illumination levels are approximately 450 LUX to 550 LUX.	\$65,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2		Ballast of all of the high pressure sodium fixtures are too noisy and will need replacement.	\$10,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		A complete energy efficiency measure study should be implemented.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	3		Telephone system is a Meridian used for administrative use only. System has no capacity for paging or communication to classroom.	\$15,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2		There is an antiquated Edcom/Telecom manual switch type and console in general office. Console provides two-way communication to classroom and paging. Sound quality to gym is poor. A satellite is located on roof providing internet and phone link.	\$25,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	2		There is no network cabling to classroom. Cat. 5 cables have been installed in computer room and general office area only.	\$5,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	2		All cables are stapled to walls and run exposed along beams. All cables to be properly secured.	\$2,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	F.I.		There is no central wiring closets. Recommend that a communication room be designated to house all of the new communication systems.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		There is sufficient capacity in the branch circuit panels for future dedicated circuits required.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).	N/A		There is no site or building surveillance.	
5.6.2	Intrusion alarms (if applicable).	4		A new D.S.C. intrusion alarm panel has been installed.	
5.6.3	Master clock system (if applicable).	4		A Simplex 2350 master program clock provides program signals only through the sound system.	
	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 a standard passenger type with hydraulic lift. Elevator has all required features.	
5.7.2	Condition of elevators/lifts.	4		Elevator is in good working condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	4		Lighting is adequate.	
	Other				
Overall Elect. Systems Condition & Estim Costs					\$150 000.

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>	N/A	Not applicable.	
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				

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	18	Varies (35.2 to 78.27)	1123	8	80	640	483	Existing includes 3 classroom areas (2 main floor, 1 mezz./ 2nd. flr.) partitioned within original library space.
7.2	Science Rooms/Labs				3	120	360	-360	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	81.97	81.97	3	90	530	-448.03	
7.4	Gymnasium (incl. gym storage)	1	500	542.56	1	815	897	-354.44	
		1	42.56		1	82			
7.5	Library/Resource Areas	1	57.42	122.91	1	290	290	-167.09	Current library is combination of 2 formerly designated science rooms. 121 & 122.
		1	65.49						
7.6	Administration/Staff, Physical Education, Storage Areas	12		361.53			730	-368.47	Existing area includes kitchen area.
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230	-230	
	7.7.2 Home Economics	1	136.1	136.1	1	160	160	-23.9	
	7.7.3 Industrial Arts	1	165.88	165.88	1	300	300	-134.12	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1562.87			1325	237.87	
	Overall Space Adequacy Assessment			4096.82			5462	-1365.18	Junior High core, area guideline figures used (capacity 450).

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments