School Name:	Beaverlodge High		School Code:	1101
Location:	Grande Prairie		Facility Code:	1816
Region:	North		Superintendent:	Mr. Gerry Mazer
Jurisdiction:	Peace Wapiti Regional		Contact Person:	Mr. Al Mcewan
	Division No. 33		Telephone:	(780) 532-8133
Grades:	X - XII		School Capacity:	530

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1961	1	1228.3	Masonry, flat roof, concrete block.	Consists of Hot Water Heating system, served by two (2) Raypak Boilers (3,600 MBH c/w glycol) located in the 1991 addition. The ventilation is provided by one (1) Trane air handling unit (21,050 CFM) that is in good condition.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	1963	1	1672.2	Masonry, flat roof, concrete block.	Consists of Hot Water Heating system, served by two (2) Raypak Boilers (3,600 MBH c/w glycol) located in the 1991 addition. The ventilation is provided by one (1) Trane air handling unit (21,050 CFM) that is in good condition.	The Boiler Plant serving the 1963 and 1968 additions is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
	1968	1	1021.9	Masonry, flat roof, concrete block.		
	1991	1	1350.0	Masonry, flat roof, concrete block.	Consists of a Hot Water Heating system served by the same boiler plant as the rest of the school. The ventilation system consists of two (2) Eng. Air air handling units. One unit (11,030 CFM) is serving the Gym and Stage. One unit (16,505 CFM) is serving the rest of the 1991 addition.	The ventilation system serving the 1991 addition can provide minimum fresh air and meets ASHRAE 62-1989 Standards.

Evaluator's Name:	Tomas o'Scolai M.A.A.A.,M.R.A.I.C
& Company:	Tomas Anton O'Scolai Architect

Upgrading/ Modernization (identify whether minor or major)	1992	1	3879.4	Major. 1961 section. 1963 sections. 1968 sections.	The entire Mechanical system for this school was upgraded in 1992 and 1993. The new hot water heating and ventilation system was applied to the entire school. the new hot water heating system consists of two (2) Raypak Boilers in good condition. The new ventilation system consists of three (3) Air Handling units complete with coils.	The hot water heating and ventilation systems are in fine conditions and meet ASHRAE 62 - 1989 Standard and present ventilation code requirements.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No modernization.		
List of Reports/ Supplementary Information	Updated site plan. Updated floor plan. Roof report plans.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	New signage.	$500
2	**Building Exterior**	Skylight replacement. Roof repairs. Repair soffit to canopy.	$32,500
3	**Building Interior**	Floor covering to classroom and minor repairs. Electronic hold open devices required. New handrails.	$13,900
4	**Mechanical Systems**	The existing hot water heating system shall be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore the system can be retained as is.	
5	**Electrical Systems**	The electrical systems are generally satisfactory.	
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient - 330.00 m sq.	
	7.2 Science Rooms/Labs	Surplus + 49.80 m sq.	
	7.3 Ancillary Areas	Deficient - 109.30 m sq.	
	7.4 Gymnasium	Slight surplus + 25.80 m sq.	
	7.5 Library/Resource Areas	Deficient - 104.20 m sq.	
	7.6 Administration/Staff Areas	Deficient - 120.40 m sq.	
	7.7 CTS Areas	Deficient - 303.00 m sq.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus + 413.80 m sq.	
	Overall School Conditions & Estim. Costs	Deficient - 476.60 m sq.	$46,900

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	No expressed concerns.	
1.1.2	Outdoor athletic areas.	4	Grassed. No concerns.	
1.1.3	Outdoor playground areas, including condition of equipment and base.		N/A	
1.1.4	Site landscaping.	4	In good condition. No concerns.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	In good condition. No concerns.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No concerns.	
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	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access from the rear. Pedestrian access from city sidewalk. No concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved. In good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Reported to be on-site.	
1.2.4	Fire vehicle access.	4	Good access to three sides, other side is via field.	
1.2.5	Signage.	3	Building - signed. Fire lane - not signed. Car parking - not signed. Refer to (1.3.1)	$500
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	Parking is reported to be off-site in neighbouring property. No reported concerns.	
1.3.2	Layout and safety of parking lots.	N/A	Refer to (1.3.1)	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	N/A	Refer to (1.3.1)	
1.3.4	Layout and safety of sidewalks.	4	No problem with sidewalk.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - In good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	4	As required.	
Other				
	Overall Site Conditions & Estimated Costs			$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	All	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	All	Concrete block. No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1991 Others	Metal deck, steel trusses. Glulam beams with wood deck. No apparent problems.	
Other					

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***		**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).	3	1961 1963 1963 Facing S.W 1968 1991	SBS (bitumenous roofing) - In good condition. Built-up roofing - In good condition. Built-up roofing - In good condition. SBS (bitumenous roofing) - In good condition. Built-up roofing - In good condition. SBS (bitumenous roofing) - To be replaced (483 m sq.) SBS (bitumenous roofing) - In good condition. SBS (bitomenous roofing) - In good condition.	$16,000
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Good condition.	
2.2.3	Control of ice and snow falling from roof.	4	All	No problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2	1963	On going leakage, skylight need replacing with clear storey lighting.	$15,000
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	All	Concrete block paint. No apparent concerns.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Metal fascia panel - In good condition Soffit pre-finished metal soffit is falling down in front entrance canopy.	$1,500
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	All	No signs. All in good condition.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No apparent problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	All in good condition.	
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	All	Hollow metal door in steel frames - All in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No reported problems.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Operating well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum - In good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Aluminum frame - In good condition generally.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No apparent signs.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$32,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Masonry - In good condition. Stud partitions - In good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No apparent problems.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1961 Others GYM	3 classrooms - flooring to be replaced. Minor repairs to lino in industrial arts. Lino, carpet - In good condition generally. Wood strip - In good condition.	$11,200
3.2.2	Wall materials and finishes.	4	All	Masonry painted - All in good condition. Gypsum board painted - All in good condition.	
3.2.3	Ceiling materials and finishes.	4	1963 All	Gypsum board in crush space area and industrial arts - In good condition. Suspended acoustic tile - In good 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.	4	All	Solid core wood door in pressed steel frames - All in good condition.	
3.2.5	Millwork	4	All	Modern - In good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No observed or reported concerns.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1991	Gym. nets hoops and mats - All in good condition.	
3.2.8	Washroom materials and finishes.	4	1991 1963 1961	Ceiling - gypsum board panited. Walls - ceramic tiles. Floor - ceramic tiles (non slip). All in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible non sprinklered except in crush space area.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to be compliant.	
3.3.4	Exiting distances and access to exits.	4		Appear to be compliant.	
3.3.5	Barrier-free access.	4		Appear to be compliant.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No reported concerns.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		No reported concerns.	
Other	Fire separations (hardware).	3	1968 1963 1968	Electronic hold open device to corridor door required between 1968 and 1963 sections. Electronic hold open device to corridor door between 1963 and 1961 sections. Handrail required on stairs from science prep. room to science room # 118.	 $2,100 $600
	Overall Bldg Interior Condition & Estim Costs				$13,900

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).	5	All	The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.			N/A	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.	5	All	There is a fire hydrant in the back.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	1963	There are four (4) sprinkler heads below the skylight of domistic water system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers are throughout the building and are in fair condition.	
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**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	5	All	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition. The water closets and urinals are flush valve type. The lavatories in the 1963 addition washrooms are showing signs of rusting and chipping.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	The domestic hot water system consists of two (2) Jetglas natural gas fired heaters. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
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	All	The existing hot water heating boiler plant consist of two (2) natural gas fired Raypak boilers and two (2) heating pumps. The system is complete with glycol to the heat exchangers. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology.	4	All	The existing mechanical system is controlled by a DDC system .The classroom radiation is pneumatic controlled.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	The existing chemical pot feeder is in accessible location and is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All	All cartridge filters are clean and in fair condition.	
4.4.7	Heating humidification systems and components.	N/A	All	The Humidification system does not exist.	

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	All	The hot water heating piping system is in good condition. The ductwork serving the entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	All mixing boxes are located within the Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1991 1968	The heating distribution in the gymnasium and I.A. consists of hot water unit heaters and is in good condition.	
4.4.13	Zone/unit heaters and controls.	4	All	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
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	All	The two (2) new Eng-Air air handling units serving the Gymnasiam and the rest modernized areas are in good condition. The new Trane air handling serving the classrooms area, which was modernized in 1992 is in good condition. All air handling units meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	All	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	The dust collection system serving the I.A. meets present ventilation codes and is in good condition. There is one (1) fume hood serving the science lab that is in good condition.	
Other				N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	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).	4	All	The ventilation system is using pneumatic control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All	Air filtration system consists of med-efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.	4	All	All glycol heat exchangers serving air handling units coils are in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	The ventilation distribution system and components are in fine 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).			N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)			N/A	
4.6.3	Cooling system controls (including use of current energy management technology).			N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).			N/A	
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	The existing control system is pneumatic control system and is not using the current energy management technology. The new DDC control system is recommended.	
	Overall Mech Systems Condition & Estim. Costs				

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		Padmounted transformer located north-east of the school. Underground primary to transformer. Underground secondary service to main distribution panel.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Canopy mounted and wall mounted high pressure sodium fixtures throughout school. Adequate security lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).			N/A	
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	All	Edwards 6616 fire alarm control panel in the general office. Annunciator panel in the main vestibule. The system has 13 active zones and 3 spares. Recommend a passive graphic annunciator at main entrance.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs c/w remote and integral heads throughout school. Emergency lighting is sufficient.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Metal stencil face EXIT signs throughout the school. EXIT signs are provided with LED lamps tied into the battery packs.	
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.	4	All	Westing house main distribution panel located in the north-east mechanical room. 1200 amp - 120/208 volt - 3 phase, 4 wire. Molded case main breaker and sub-breakers. Maximum demand 184KVA (511 amp). Adequate capacity. TYCOR PTY surge protection.	
5.3.2	Panels and wireways capacity and condition.	4	All	Commander and square D - 120/208V - 3 phase, 4 wire panels. Panels have spare breakers and spaces available.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Decora style wiring devices throughout . Duplex receptacles are generally adequate.	
5.3.5	Motor controls.	4	All	Telemecanique motor starters throughout school. Loose starters are used. Larger motors have single phase protection.	
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).	4	All	The school's interior lighting system is fluorescent. Corridor lighting are single lamp, 4 foot, linear lighting units, valence style lighting. Classrooms, offices, library, general office, science rooms, graphic arts, home economics use 2x4, recessed, 2 or 4 lamp, acrylic lensed fixtures. Gymnasium has 1x4, surface, wireguard, gym. liter fixtures, 2 lamp, 8 foot, high output T-12 lamps. Gathering area has metal Halide post top lights, indirect lighting, and pot lights. Lighting fixtures are in good condition. Lighting levels are within the recommendations. Lighting control by line voltage switches and in common areas, low voltage is utilized.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	Ballasts are electronic T-8 type.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	Retro-fit of school completed in 1997. Electronic, T-8, ballasts and T-8 lamps.	
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).	4	All	NEC Electra-8-24 telephone system. Head-end equipment is located in the north-east mechanical room. System is satisfactory.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen multi-com 2000 system. Equipment cabinet located in the storage room of the science wing. Classrooms have DTMF telephone sets and are integrated to the telephone system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 DATA cabling is provided throughout the school. Typical classrooms have 2 outlets.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	DATA cabling in free air and conduits.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Servers are located in the computer classroom, and graphic arts room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits for servers and computers.	
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).	4	All	The intrusion alarm system is a magnum alert system located in the north-east mechanical room. The entry keypad is located in the administration area. PIR detectors throughout school.	
5.6.3	Master clock system (if applicable).	4	All	The Bogen system controls class change signals.	
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.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				

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.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).		N/A	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).		N/A	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).		N/A	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).		N/A	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).		N/A	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).		N/A	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)		N/A	
6.1.8	Heating system.		N/A	
6.1.9	Ventilation system.		N/A	
6.1.10	Electrical, communication and data network systems.		N/A	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		N/A	
6.1.12	Barrier-free access.		N/A	
	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	10	71.09	710.9	13	80	1040	-329.1	
7.2	Science Rooms/Labs	4		409.8			360	49.8	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		290.7	1 3	130 90	400	-109.3	
7.4	Gymnasium (incl. gym storage)	1		785.8			760	25.8	
7.5	Library/Resource Areas	1		183.8			288	-104.2	
7.6	Administration/Staff, Physical Education, Storage Areas			236.6			357	-120.4	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	2		236.5			260	-23.5	
	7.7.3 Industrial Arts	4		471.8			655	-183.2	
	7.7.4 Other CTS Programs	1		88.7			185	-96.3	Beauty culture.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1857.8			1444	413.8	
	Overall Space Adequacy Assessment			5272.4			5749	-476.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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