School Name: Bezanson School
Location: Bezanson, Alberta

School Code: 1103
Facility Code: 1818

Region: North
Jurisdiction: Peace Wapiti Regional Division No. 33

Superintendent: Mr. Gerry Mazer
Contact Person: Mr. Al McEwan
Telephone: (780) 532-8133

Grades: K-IX

School Capacity: 150

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	1957		579.7	Masonry bearing walls, wood floor on crawlspace.	New steam boiler but original piping and radiation. No ventilation except for washroom exhaust.	Heating system requires replacement. Boiler can be reused and converted to heating water. Ventilation system required for entire school.
Additions/ Expansions	1961		727.9	Wood roof structure.	Air handling unit in basement serving gymnasium by crawlspace ductwork is original. Area heated by steam coil in air handling unit.	New air handling unit required for gymnasium area. Ductwork may also need replacement. New heating source for air handling unit required.

Evaluator's Name: Vivian Manasc, MRAIC, MBA
& Company: Manasc Isaac Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	1991			Minor upgrading of library 1991. Window replacement 1989.	Chemical treatment and pressure system for well water supply upgraded within past year. Minimal DDC monitoring of building temperatures in past few years added.	Upgrades are considered minor relative to work required.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1				Attached portable has gas furnace heat and ventilation. Furnace is +/- 5 years old.	Furnace condition ok, however, insufficient outdoor air and intermittent furnace operation by thermostat control lends to poor air quality.
	1			Detached (not owned by School).		

List of Reports/ Supplementary Information	Roof inspection report in August 1995.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site is generally wet and drains poorly. This is typical of this region.	$5,000.00
2	**Building Exterior**		$132,000.00
3	**Building Interior**		$68,000.00
4	**Mechanical Systems**	New heating and ventilation systems required for entire school including boiler conversion (cost reflected). Plumbing fixtures are original and should be replaced (cost reflected). School is not sprinklered and controls should be upgraded with heating and ventilation. Building services appear ok. Sprinkler system may not be possible with current water supply (no cost carried)..	$210,000.00
5	**Electrical Systems**	Existing electrical service and power distribution system is obsolete and in poor condition. Branch circuit wiring inadequate to meet current needs. Lighting recently upgraded. Telephone and school communication system do not meet current requirements.	$68,000.00
6	**Portable Buildings**	New furnace and controls recommended for improved indoor air quality (cost reflected).	$ 10,000.00
7	**Space Adequacy:**		
	7.1 Classrooms	Four classrooms actually in use, rather than the three allocated.	
	7.2 Science Rooms/Labs	Science prep room used as science room, seems to be adequate for the school.	
	7.3 Ancillary Areas	Stage and computer room available. There is a shortage of ancillary space.	
	7.4 Gymnasium	Gym is somewhat larger than accommodation standards would allow.	
	7.5 Library/Resource Areas	Library is suitable to school's needs.	
	7.6 Administration/Staff Areas	There is very little administrative space in this school.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		$ 493,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.		Okay	
1.1.2	Outdoor athletic areas.		Okay	
1.1.3	Outdoor playground areas, including condition of equipment and base.		Okay	
1.1.4	Site landscaping.		N/A	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).		N/A	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).		Poor - drainage into mechanical room and crawl space.	
1.1.7	Evidence of sub-soil problems.		Wet soils generally in this area.	
1.1.8	Safety and security concerns due to site conditions.		None.	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).		Gravel road.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).		On-site - Okay.	
1.2.4	Fire vehicle access.		Okay	
1.2.5	Signage.		Okay	
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 spaces adequate.	
1.3.2	Layout and safety of parking lots.	4	Adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - drainage is problematic all around. Some re-grading could help.	$ 5,000.00
1.3.4	Layout and safety of sidewalks.	4	Sidewalks appear to be adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks.	
1.3.6	Curb cuts and ramps for barrier free access.		N/A	
Other				
	Overall Site Conditions & Estimated Costs	4		$ 5,000.00

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	57 61	Wood structure on crawlspace. Structure is clean and dry despite humidity and water in crawlspace. Foundation walls show some evidence of staining but are not badly damaged.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Load bearing masonry exterior walls. Wood frame interior bearing walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Glulams and wood deck at gym. Wood frame throughout.	
2.1.4	Control/expansion joints.			N/A	
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	1957	Leaking reported. Gym roof redone in 1996. Balance of roof reported to be in acceptable condition when inspected in 1995. New roof required for the balanace of the school. 900 m2 @ $80/m2.	$72,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Acceptable per report.	
2.2.3	Control of ice and snow falling from roof.			N/A	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	61	Metal cladding on original single-wythe masonry walls, on the gym.	
		3	57	Stucco and vinyl siding around windows. New insulation and cladding are required, as finishes are aging.	$50,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Some damage to new metal soffits at gym exit door (soffit too low). Generally okay.	
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	Okay. No evidence of moisture penetration now that siding has been added at gymnasium.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	RWL's run away from building as much as possible.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Okay, except in basement boiler room where there is evidence of water staining on concrete walls. This problem is reported to be under control.	
Other					
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	Metal doors in good condition.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Older door hardware. New hardware required.	$10,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Worn hardware. See 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	New aluminum windows, with operable lites. In good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No evidence of condensation.	
Other					
	Overall Bldg Exterior Condition & Estim Costs	4			##########

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	Painted GWB - generally good. Minor cracking.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	57	Mechanical room - new poured concrete floor. Evidence of water stains on floor. Problem is reported to be under control.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	All	New lino in corridors and 2 classrooms (1998). New carpet in library. Old carpet in small offices.	
3.2.2	Wall materials and finishes.	3	All	Painted GWB - some cracks and chips. Patching and painting recommended.	$20,000.00
3.2.3	Ceiling materials and finishes.	3	All	Glued-on tile. Some painted GWB. New ceiling would improve appearance of classroom.	$15,000.00
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	4	All	Wood doors (SCW) Wood frames, good hardware.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Generally in good condition. Some laminate cracking.	$ 3,000.00
		3	All	Shelving in classrooms is old and deteriorating. New shelving needed.	$10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	New whiteboards in some classrooms. Green chalkboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Basketball hoops, stage drapery, all in good condition.	
3.2.8	Washroom materials and finishes.	4	All	Ceramic tile wall and floor finishes in gang WC's. Painted GWB in staff/public WC's.	
Other					
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	All	Combustible - unsprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	Old gravity track file door on fusible link. This fire separation may be unreliable, and should be replaced as part of an overall modernization, if still required.	$10,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	No problems noted.	
3.3.4	Exiting distances and access to exits.	4	All	No problems noted.	
3.3.5	Barrier-free access.	4	All	No stairs except to mechanical room. All educational facilities on a single level.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).				
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI	All	Large numbers of live and dead files observed in gymnasium and mechanical room. Moisture in unventilated crawlspace may affect indoor air quality, source is unknown. See mechanical.	$10,000.00
Other					
	Overall Bldg Interior Condition & Estim Costs	4		**Building is aging and deteriorating. A major modernization is warranted**.	$ 68,000.00

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	All	A. Rain water leaders splash to grade. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	2	1957	A. Hose bibbs problematic and have been decommissioned.	See Item 4.3
4.1.3	Outside storage tanks.	-		None	N/A
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	2	All	A. No hydrants or siamese. No municipal water supply.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).		All	A. No fire suppression systems.	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	A. Hand extinguishers in corridors, science and mechanical rooms. No cabinets. Extinguishers are dated and may need replacement.	$ 1,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1957	A. Bottle eyewash at science room should be replaced with proper eyewash station.	$ 1,500.00
Other				Sprinkler system not viable with no municipal water supply.	

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	1957	A. Private well system with well pump, cistern, and pressure tanks. Upgraded within past year. B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	5	1957	A. RO unit, chlorination and UV light treatment to well water for potable water. Upgrade within past year.	-
4.3.3	Pumps and valves (including backflow prevention valves).	4	1957	A. Well pump approximately 4 years old. B. No backflow prevention noted on boiler water make-up. This should be added.	-
4.3.4	Piping and fittings.	3	All	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Should replace. B. Cast iron sanitary original. Some pipes replaced with PVC. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1957	A. No handicapped fixtures. B. Washroom and janitor fixtures are old (obsolete) but in good condition. Should replace with piping. C. Science room sinks are enameled steel. Should be replaced with stainless steel sinks and new trim. D. Bottle traps installed at science sinks. E. No gas in science room.	-
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1957	A. One gas domestic hot water tank rated at 32.4 MBH and 40 USGAL storage. Capacity reasonable as noted by staff. B. No recirculation pump. C. Tank approximately 4 years old.	See Below
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1957	A. Gravity drain to municipal sewer. No concerns raised. B. Basement mechanical room sump and pump for floor drain and boiler blow-down.	See Below
Other				Plumbing System Upgrade Estimate	$80,000.00

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	1957	A. One Burnam PF-513 steam boiler replaced original steam boiler approximately 4 years ago. Boiler rated at 2108 MBH output. Ample capacity but no back-up. B. Boiler can be converted to heating water.	-
4.4.2	Heating controls (including use of current energy management technology.	2	All	A. Electric 2-position zone valves on radiation and gymnasium air handling unit coil and should be replaced with new heating system. B. No energy management controls evident. C. Two DDC corridor temperature sensors to monitor average corridor temperature by remote dial-in computer.	See Below
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	1957	A. Combustion air provided. B. Brick chimney has ceramic liner. Condition unknown. C. New boiler breeching is insulated and cladded.	See Below
4.4.4	Treatment of water used in heating systems.	3	1957	A. Non-treated well water for boiler make-up. B. Chemicals added to condensate tank.	See Below
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1957	A. 15 psi PRV and low water cut-off on boiler. B. Flame failure alarm to DDC.	-
4.4.6	Heating air filtration systems and filters.	-		N/A	N/A
4.4.7	Heating humidification systems and components.	-		None	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).	2	All	A. Condensate and steam pipe is black steel. May be schedule 40? B. Leaks evident at pipe risers. C. Concern of condensate pipe deterioration due to acidic condensate to tank. D. Replace all with heating upgrade.	See Below
4.4.9	Heating piping, valve and/or duct insulation.	2	All	A. Majority of condensate and steam piping insulated and appears to contain asbestos. B. Replace all with heating upgrade.	See Below
4.4.10	Heat exchangers.	-		None	N/A
4.4.11	Heating mixing boxes, dampers and linkages.	-		None	N/A
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		A. Enough heat with minimal complaints of varied comfort probably linked to poor temperature control. B. No heat in gymnasium storage. Noted ok by school staff.	See Below
4.4.13	Zone/unit heaters and controls.	3		A. One force flow at southwest entrance with thermostat on/off fan control.	See Below
Other				Heating System Upgrade Estimate	$60,000.00

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.	1 3	1957 1961	A. Entire 1957 area has no ventilation by air handling units. B. 1961 gymnasium air handling unit in basement mechanical room. Original. Steam coil has been repaired and fan motor rebuilt. Recommend replacement since service life far exceeded.	See Below
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1965	A. Maintenance identified unit provides 10% outdoor air for most conditions. Insufficient. B. Unit capable of 100% outdoor air for free cooling only with gymnasium relief by opening doors.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.	1965	A. Capacity unknown. B. AC/H unknown. C. No nameplate data.	-
4.5.4	Exhaust systems capacity and condition.	3	1957	A. Dedicated fan per washroom (2) and not operational at time of evaluation. Maintenance to address. B. Capacity/condition unknown.	See Below
4.5.5	Separation of out flow from air intakes.	2	1957	A. No separation problems evident. B. Grade level outdoor air intake on gymnasium air handling unit may be a problem with snow build-up and entry. Should be changed to higher elevation.	See Below
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	-	All	None	N/A
Other					
4.5	**Ventilation Systems (cont'd)**		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	1965	A. Occupancy DDC scheduling (panel in building) to control minimum outdoor air. B. Gymnasium air handling unit cycles on/off during unoccupied mode to maintain temperature setpoint.	-
4.5.8	Air filtration systems and filters.	4	1965	A. 1" flat filter in air handling unit.	-
4.5.9	Humidification system and components.	-	All	None	N/A
4.5.10	Heat exchangers.	3	1965	A. Steam heat coil in air handling unit previously repaired. Coil is original.	See Below
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1965	A. Gymnasium air handling unit actuators at mix and steam coil valve were upgraded approximately 3 years ago. B. Air handling unit dampers original. C. Gymnasium crawlspace ductwork condition unknown which supply air to low level wall grilles in gymnasium (F.I.).	See Below
Other				Ventilation System Upgrade Estimate	$67,500.00

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).	-	All	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	All	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	All	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	-	All	None	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	A. Honeywell DDC panel for gymnasium air handling unit control. B. Two corridor temperature sensors, boiler on/off monitor. C. Dial-in/out capabilities. D. Not building wide system. Very small scale monitoring and control. Approximately four years old. E. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of $42,000 (not carried in over-all cost estimate).	-
	Overall Mech Systems Condition & Estim. Costs	3			$210,000.00

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).	2		Overhead 300A 120/240 Volt Service -- obsolete SQ 'D' service entrance -- poor condition (160A demand).	$10,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Up-graded HPS vandal resistant luminaires at entrance -- 2 'gard" lights in parking lot.	$ 2,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2		12 vehicle plug-ins, overhead service mounted on wood railing -- unsafe and in poor condition.	$ 5,000.00
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		Verified and inspected Edwards 8004 - 4 zone system -- no smoke detectors or strobes.	$ 5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Recessed - ceiling mounted "Dual-Lite" battery units -- functional.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Illuminated exit signs at all exits -- functional.	
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		None	$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	2		Basement sub-panel corroded and in poor condition -- panelboards obsolete -- no spar br.cct. Wiring capacity. Recommend complete replacement.	$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	3		Flexible conduit, BX cable, cable in conduit -- repairs required in crawlspace.	$ 2,000.00
5.3.5	Motor controls.	2		Obsolete individual Westinghouse motor starters. Original equipment in poor condition.	$ 5,000.00
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).	3		Lighting general fluorescent Lighting levels low Classrooms a -- 150 lux Corridors -- 100 - 200 lux Lighting recently up-graded, but lighting levels not maintained.	$10,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		Recen+E27t up-grade to electronic ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		Florescent luminaires up-graded to T-8, silver reflector, electronic ballast. Motion sensors in corridors, storage rooms. LED kits in exit signs.	
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).	3		Residential quality Curtis 2-line system, dedicated fax line.	$ 5,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		TOA Manual school intercom/paging system -- older technology, but still in good operating condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Data cabling to all classrooms, but not installed to Category 5 requirements.	$ 3,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Free air -- run open in crawlspace ceilings and crawlspace.	$ 3,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		No closets or backboards, hubs and terminal/patch panels wall mounted in service rooms.	$ 1,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		Branch circuit wiring inadequate to accommodate current requirements.	$ 5,000.00
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).			None	
5.6.2	Intrusion alarms (if applicable).	4		Magnum Alart 1000 series alarm, keypad, motion sensors, door contacts.	
5.6.3	Master clock system (if applicable).			Existing abandonded 120 Volt stand alone clocks only.	
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs	3			$ 68,000.00

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).			
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.	3	Four year old Lennox furnace (100 MBH) complete with thermostat control. Condition is good. Flue and air intake proximity are poor and should be corrected.	$ 5,000.00
6.1.9	Ventilation system.	2	Fixed 6" outdoor air duct provides insufficient outdoor air. Poor indoor air quality. Recommend furnace replacement with improved ventilation.	$ 5,000.00
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).		Fire extinguisher in portable.	
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs	3		$ 10,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	3	71.4	303.4	3	80	240	63.4	Four classrooms actually in use, rather than the three allocated.
		1	89.2						
7.2	Science Rooms/Labs	1	33.4	33.4			0	33.4	Science prep room used as science room, seems to be adequate for the school.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	71.4	147.2	1	130	310	-162.8	Stage and copmputer room avalable. There is a shortage of ancillary space.
		1	75.8		2	90			
7.4	Gymnasium (incl. gym storage)	1	316.6	330	1	250	275	55	Gym is somewhat larger than accommodation standards would allow.
		1	13.4		1	25			
7.5	Library/Resource Areas	1	71.4	71.4	1	80	80	-8.6	Library is suitable to school's needs.
7.6	Administration/Staff, Physical Education,	1	13.9	36.2	1	220	220	-183.8	There is very little administrative space in this school.
		1	22.3						
7.7	CTS Areas								
	7.7.1 Business Education			0			0	0	
	7.7.2 Home Economics								
	7.7.3 Industrial Arts			0				0	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			386	1	421	421	-35	
	Overall Space Adequacy Assessment			1307.6			1546	-238.4	Overall, the school is somewhat small for the enrollment of 150 students.

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