CHAMPION

CHAMPION, ALBERTA

School Facility Evaluation Project

Palliser Regional School Division #26

Prepared For:

Alberta Infrastructure

March, 2000

Prepared By:

Alvin Reinhard Fritz Architect Inc.

MPE Engineering Ltd.

Alberta Infrastructure	**School Facilities Evaluation Project**	**Champion School**
School Facilities Branch	**Executive Summary**	**Champion, AB**
		March 15, 2000

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Architectural	**Mechanical/Electrical**
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Executive Summary

Alvin Reinhard Fritz Architect has been commissioned for architectural services to provide Alberta Infrastructure with a school facility evaluation for the Champion School in Champion, Alberta.

The original school was constructed in 1952 with a classroom wing added in 1959. The original building is still in good structural condition as is the addition.

Externally, some play equipment needs upgrading, and grading and perimeter drains are required to reduce ponding. Internally some upgrades to achieve reasonable code compliance is necessary.

Mechanically, provide mechanical ventilation throughout school. Install a full DDC system.

Electrically, the electrical service must be upgraded to accommodate the additional loads that will be imposed by the ventilation upgrade. Replace lighting fixtures located in the hallways and offices with T8 lamps and ballast.

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Cost Summary

The estimated costs of the summary assessment has been calculated partially with the 'Costing Unit Rate Chart' as provided by Alberta Infrastructure where possible; and by using costs of individual components as applicable to that item.

Estimates have been calculated on Lethbridge costs, and cost estimates have been provided for evaluation ratings of 1 to 3 only.

Section 1	Site Conditions	$35,000.00
Section 2	Building Exterior	$0.00
Section 3	Building Interior	$42,000.00
Section 4	Mechanical Systems	$107,500.00
Section 5	Electrical Systems	$86,500.00
Section 6	Portable Buildings	$0.00
Total Estimated Costs:		$271,000.00

The above costs are estimates only, and may vary due to regional market variations. GST and consulting fees as well as costs of further investigation if required, are not included.

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Space Adequacy Summary

Section 7. Space Adequacy

Based on the School Building Area Guidelines for Junior High Schools of 300 capacity, this school is significantly smaller than the guideline allowances. All areas except the classrooms are deficient.

Existing Total Area	2094.5 m2
Equiv. New Facility	2939.0 m2
Deficiency	-844.5 m2

Further Investigation

Further Investigation is required for cracking at the masonry junction of the outside wall at the stair and computer room and gymnasium office.

School Data Plans

The mini plans provided are substantially correct. However, a new administration area has be constructed and the staffrrom increased slightly.

Conclusion

Generally, the school is in good condition and requires upgrading for surface drainage and code requirements. mechanical ventilation is required, and improved lighting to hallways and office.

	Alvin Reinhard Fritz Architect Inc.						iii	

	School Name:	Champion Consolidated School				School Code:	5404
	Location:	Champion, AB				Facility Code:	959
	Region:	South				Superindendent:	Mr. John Bolton
	Jurisdiction:	Palliser Regional School Division #26				Contact Person:	Mr. Bryan Kranzler
						Telephone:	(403) 328-4111
	Grades:	1-9				School Capacity:	300

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1952	2	1257.7	Concrete Frame, Masonry infill, brick cladding, joist floors. Built up roof.	Municipal water and sanitary service< hot water heating and distribution, no mechanical ventilation.	
Additions/ Expansions	1959	2	836.8	Concrete Frame, Masonry infill, brick cladding, joist floors. Built up roof.	As original.	
	Total		2094.5			

						Evaluator's Name:	Bryan Norford
						& Company:	Alvin Reinhard Fritz Architect Inc.

Upgrading/ Modernization (identify whether minor or major)				Upto 1979: Washrooms, windows, exit doors, library. 1998: Gym Ceiling, exit doors. 1989: Flooring.	Hot water heating and distribtuion, lighting 1979 - 1988, fire alarm 1990.	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	NA					
List of Reports/ Supplementary Information	Requires assessment report, November 1992.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Generally good. Some play equipment requires upgrading. Perimeter drains to eliminate ponding signage required.	35,000.00
2	**Building Exterior**	Satisfactory	0.00
3	**Building Interior**	Some fire separations recommended. Stair balustrades require replacement, fire rated door for furnace room, and lower corridors.	42,000.00
4	**Mechanical Systems**	Provide mechanical ventilation, provide exhaust fans for gym, kitchen, washrooms and LAN server room. Provide DDC system.	107,500.00
5	**Electrical Systems**	New service required to accommodate ventilation upgrade, upgrade lighting in hallways and office to T8 lamps.	86,500.00
6	**Portable Buildings**	NA	0.00
7	**Space Adequacy:**		
	7.1 Classrooms	Some extra classrooms. 91.2	
	7.2 Science Rooms/Labs	Only one Science room. -152	
	7.3 Ancillary Areas	Individual rooms each deficient. -98.5	
	7.4 Gymnasium	Sized for Elementary, major deficiency. -229	
	7.5 Library/Resource Areas	About right. -3.5	
	7.6 Administration/Staff Areas	Over 50% deficient. -234.2	
	7.7 CTS Areas	No Business Education. -115	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient. -103.5	
	Overall School Conditions & Estim. Costs	Significantly deficient. -844.5	271,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	Track & Field areas, recently upgraded.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	1	Some equipment requires replacement. Depth of pea gravel requires increasing.	4,000.00
1.1.4	Site landscaping.	4	Some landscaping, some prairie grass	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Adequate	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	Some ponding along East and West sides of building. Insufficient space for grading. Provide perimeter drain to drypit.	25,000.00
1.1.7	Evidence of sub-soil problems.		none	
1.1.8	Safety and security concerns due to site conditions.		none	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Two accesses to site - one for parking and one for drop off. Satisfactory	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site, along sidewalks	
1.2.4	Fire vehicle access.	4	Good gravel access, two sides	
1.2.5	Signage.	2	Poor. Adequate signage at road and on building required. Parking, fire lane signage required.	2,000.00
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	No specific layout, but 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).	2	Some ponding at west boundary. Regrade gravel as necessary.	3,000.00
1.3.4	Layout and safety of sidewalks.	4	Adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Adequate concrete walks.	
1.3.6	Curb cuts and ramps for barrier free access.	2	None at present, no challenged students at present. 2 curb cuts required.	1,000.00
Other				
	Overall Site Conditions & Estimated Costs			$35,000.00

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		None apparent	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.		Stress at one location - see 3.1.1 Remainder no apparent problem	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		None apparent	
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 states of repair.***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	5		New sloped metal roof recently installed over original flat build-up roofing. In good condition. Complete building.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Satisfactory	
2.2.3	Control of ice and snow falling from roof.	4		No problem	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA		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).	5	Both	Exterior brick and siding in good condition	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	Both	Prefinished metal - 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	Both	none	
2.3.4	Interface of roof drainage and ground drainage systems.	2	Both	Down spouts - some ponding between building and sidewalk. Regrade where possible. See 1.1.6	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Both	None apparent	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Both	Recent aluminum doors - adequate.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both	Adequate	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Both	Older, but working satisfactorily	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	Both	Adequate.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	Both	Recent in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both	None evident	
Other					
	Overall Bldg Exterior Condition & Estim Costs				0

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.	1952	Generally good. However, some recent cracking at masonry junction with outside wall in stair/computer room and Gym office. Should be at least monitored. Requires Further Investigation.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both	None apparent	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**		
3.2.1	Floor materials and finishes.	1	1959	Generally sheet vinyl and carpet in good condition throughout both sections. However, two classrooms and Science lab have vinyl tiles needing replacement or encapsulation. See 3.3.6.	
3.2.2	Wall materials and finishes.	4	Both	Mixture of giant brick and drywall, good condition.	
3.2.3	Ceiling materials and finishes.	4	Both	Some lay-in t-bar acoustic tile, some 12" square acoustic tile on drywall suspended ceiling. Metal slat ceiling in gym	

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	Both	Adequate	
3.2.5	Millwork	4	Both	Mostly recent, in good order	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Both	Mostly recent, in good order	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	Both	Fixed gym equipment, lockers in good condition	
3.2.8	Washroom materials and finishes.	4	Both	Floors: ceramic mosaic Walls: ceramic tiles to 7'0" Ceiling: drywall Toilet partitions in good shape	
Other					
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet***		**Bldg. Section**		

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	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.	NA	Both	No current report from Authorities having Jurisdiction. Comprehensive code evaluation not required at this time. See below for recommended code upgrades.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Both	Combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	1	Both	Provide 1 hour separation at gym/south wing junction on both floors.	4,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	Both	Masonry walls provide corridor/classroom separation. Doors not rated, but solid on upper floor. Provide rated doors on lower floor to replace hollow doors.	15,000.00
3.3.4	Exiting distances and access to exits.	4	Both	Reasonable	
3.3.5	Barrier-free access.	2	Both	None at present. No challenged students at present. Requires handicap toilet for each sex. (Elevator/Chair Stair lift future considerations - not included.)	6,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	Both	Some vinyl asbestos tile in 3 rooms. Remove or encapsulate. Some asbestos pipe insulation. See Mechanical	12,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	Both	No artificial ventilation. See Mechanical	
Other		1	Both	Balustrades to exit stairs not to code and hazardous. Replace. Provide 3/4 hour door, frame and hardware to Furnace Room	5,000.00
	Overall Bldg Interior Condition & Estim Costs				$42,000.00

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	Both	Drainage to surrounding surfaces.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Both	Underground irrigation for athaletic track; frost proof hose bibs.	
4.1.3	Outside storage tanks.	NA	Both		
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	NA			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	Both	Hand fire extinguishers throughout	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	NA			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	Both	Municipal treated water service	
4.3.2	Water treatment system(s).	4	Both	See 4.3.1	
4.3.3	Pumps and valves (including backflow prevention valves).	NA			
4.3.4	Piping and fittings.	4	Both	copper pipe in good condition	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	Both	Plumbing fixutres replaced in approximately 1985.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	Both	240 volt electric domestic water heater, 6000 watt, 40 gallon capacity, installed in 1996. Has no recirculation system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	Both	Municipal sanitary service.	
Other		NA			

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	Both	6 - Hydrotherm hot water boilers, MK 1800 BP, 168,000 input BTU each, installed in 1985.	
4.4.2	Heating controls (including use of current energy management technology.	4	Both	Controls replaced in 1985 with programable electric control, providing good zone control. Tie into BMS see cost 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	Both	Adequate.	
4.4.4	Treatment of water used in heating systems.	4	Both	Chemically treated by District forces.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	Both	Boilers provided with low water cutoff and pressure relief valves. No alarms.	
4.4.6	Heating air filtration systems and filters.	NA			
4.4.7	Heating humidification systems and components.	NA			

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	Both	hot water distribution piping and fin radiators replaced in 1985.	
4.4.9	Heating piping, valve and/or duct insulation.	4	Both	See 4.4.8	
4.4.10	Heat exchangers.	NA			
4.4.11	Heating mixing boxes, dampers and linkages.	NA			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	Both	Heat distribution for larger spaces is good. See 4.4.8	
4.4.13	Zone/unit heaters and controls.	4	Both	Hot water entrance heaters. See 4.4.8	
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.	2	Both	No mechanical ventilation.	$105,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	Both	Cost included in 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	Both	Cost included in 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	1	Both	No exhaust systems for gymnasium or washrooms. Cost included in 4.5.1.	
4.5.5	Separation of out flow from air intakes.	4	Both	satisfactory	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2	Both	Kitchen requires exhaust system. Lab fume hood in good condition.	$2,500
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).	NA		No mechanical ventilation.	
4.5.8	Air filtration systems and filters.	NA			
4.5.9	Humidification system and components.	NA			
4.5.10	Heat exchangers.	NA			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	NA			
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).	NA		No mechanical cooling systems.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	NA			
4.6.3	Cooling system controls (including use of current energy management technology).	NA			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA			
Other					
4.7	**Building Control Systems**		**Bldg. Section**	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2	Both	No building management system. Due to extent of ventilation upgrade provide DDC ventilation.	$63,000
	Overall Mech Systems Condition & Estim. Costs				$170,500.00

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).	3	Both	120/240v/1 phase/200 amp breaker/OH feed. Service upgrade required with ventilation upgraded. See 4.5.1.	$25,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Both	Good HPS perimeter lighting	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	Both	Three duplex outlets on wooden rail 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).	5	Both	Edwards 6616 fire alarm panel. Tested regularly.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Both	Adequate	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Both	Adequate	
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.	NA			
5.3.2	Panels and wireways capacity and condition.	2	Both	Two old original fuse panels accessible to students. Additional panel will be required to service ventilation upgrade.	$3,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA			
5.3.4	General wiring devices and methods.	4	Both	Most devices have been upgraded within the last 10 years. Exterior lighting and receptacle panel requires fastening and a lock.	
5.3.5	Motor controls.	4	Both	Devices are older but still functional. Additional motor starters will be required during the ventilation upgrade.	$2,500
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	Both	6-HPS lights provide yellow light and 100-200 lux. This is insufficient. T-12 lamps, located in hallways, 300-500 lux, T-12 lamps located in hallways and office. Classrooms, library and staff room have T-8 lamps. Cost shown provides for new lighting in gymnasium.	$18,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	Both	Fixtures and ballast replaced by maintenance as required.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	Both	Upgrade hallways and office to T- 8 lighting.	$18,000
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	Both	Meridian phone system approximately 8 years old.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2	Both	Original P.A. system Rauland. Malfunctioning, does not work in several classrooms.	$20,000
5.5.3	Network cabling (if available, should be category 5 or better).	5	Both	Cat 5 cable.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	Both	Concealed in ceiling space or in conduit where exposed.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	Both	Network closet has capacity for growth. No equipment installed at present. Ventilation is required in cabinet (see 4.5.6)	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	Both	No dedicated panel or circuits. Cost included in 5.3.2.	
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).	NA			
5.6.2	Intrusion alarms (if applicable).	4	Both	AAA keypad security with motion detectors. Library requires a motion detector. No callout to alarm company.	
5.6.3	Master clock system (if applicable).	NA			
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).	NA		No elevators.	
5.7.2	Condition of elevators/lifts.	NA			
5.7.3	Lighting and ventilation of elevators/lifts.	NA			
Other					
	Overall Elect. Systems Condition & Estim Costs				$86,500

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.	NA		
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	varies	571.12	6	80.0	480.0	91.1	This is based on Assessed capacity of 300 and rated Junior High. Current enrollment is 100. Suggest reducing capacity to 200 Junior High rating.
7.2	Science Rooms/Labs	1	88.0	88.0	2	120.0	240.0	-152.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	82.4 89.7 69.4	211.50	1 2	130.0 90.0	310.0	-98.5	
7.4	Gymnasium (incl. gym storage)	1	244.0	244.0	1	473.0	473.0	-229.0	
7.5	Library/Resource Areas	1	131.90 14.6	146.5	1	150.0	150.0	-3.5	
7.6	Administration/Staff, Physical Education, Storage Areas		67.5 19.4 36.0 51.9	174.8		247.0 100.0 62.0	409.0	-234.2	
7.7	CTS Areas								
	7.7.1 Business Education			0	1	115.0	115.0	-115.0	
	7.7.2 Home Economics								
	7.7.3 Industrial Arts				p				
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			658.6		442 212 72 36	762.0	-103.4	
	Overall Space Adequacy Assessment	14		2094.5	14		2939.0	-844.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

School Facility Evaluation Project

Part IV - Additional Notes and Comments

School_____
Date_____

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