School Name: Central Peace High School
Location: Spirit River, Alberta

School Code: 1306
Facility Code: 1839

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

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

Grades: VII - XII

School Capacity: 480

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	1970	1	5229.5	Load bearing masonry/steel roof, slab-on-grade.	Original school was heated and ventilated by furnaces. No longer. Municipal services.	Heating and ventilation upgrade in 1990/91 deleted furnaces.
Additions/ Expansions					-	-

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

Upgrading/ Modernization (identify whether minor or major)	1991			Mechanical and electrical modernization (Phase I), ceilings were removed and replaced.	Major heating and ventilation upgrade in 1990/91. Building on hydronic heat with centralized air handling units. DDC controls added approximately at same time with pneumatic actuation.	Upgrade significantly improved heating and ventilation as noted by staff and maintenance.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)					N/A	

List of Reports/ Supplementary Information	North canopy reroof tender. West wing reroof sketch. School facilities appraisal from maintenance department attached. List of renovation/maintenance requirements list provided by school and attached.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site needs regrading and paving. Otherwise, the site is large and provides suitable facilities for a high school.	$ 75,000.00
2	**Building Exterior**	Exposed block in failing condition. Building envelope retrofit required. This building should be sealed, insulated and clad to prevent further deterioration.	$ 705,000
3	**Building Interior**	Significant modernization required. All interior finishes require upgrade or replacement. This school has not been modernized at all, and all the finishes have reached the end of their service life.	$ 420,000
4	**Mechanical Systems**	Mechanical systems are all generally in good condition. No main concerns. Some ventilation upgrades (i.e. distribution) should be improved in industrial arts shop areas. Most washroom plumbing fixtures are dated and show significant signs of wear, and should be replaced (cost shown). Building is not sprinklered and could be added with municipal water supply (cost not shown in overall estimate).	$ 150,000
5	**Electrical Systems**		$ 115,500
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	1 special needs classroom. Other classrooms are adequately sized, although too few in number.	
	7.2 Science Rooms/Labs	Labs are somewhat small but well designed in a cluster around the science prep room.	
	7.3 Ancillary Areas	Music Room and stage form good ancillary space combination.	
	7.4 Gymnasium	Gym is small for a senior high school.	
	7.5 Library/Resource Areas	Library is somewhat small	
	7.6 Administration/Staff Areas	Administrative space is very modest.	
	7.7 CTS Areas	Business education space is approximately correct. Home ec area is somewhat larger than it would be in a new school, but suitable for its purpose. Industrial Arts area is somewhat larger than it would be in a new school, but suitable for its purpose. Woodwork, drafting and some metalwork are taught. An overhead door would allow for automotive.	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs	Overall, the school is accurately sized relative to its enrollment.	$ 1,465,500

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	Adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate.	
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	Adequate.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Parking lot collects water, some water ponding in playing fields. Otherwise okay.	
1.1.7	Evidence of sub-soil problems.		N/A	
1.1.8	Safety and security concerns due to site conditions.	2	Stairs at access to track should be replaced. These are worn and damaged.	$5,000.00
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	2	Access to track, see 1.1.8.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Paved roads to school property, mud/gravel on site. Site should be paved, as it is quite muddy at times.	$25,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	2	Sloped area - bus unloading is slippery. 13-14 buses, space is adequate. Regrading recommended.	$5,000.00
1.2.4	Fire vehicle access.	4	Can get almost all the way around, volunteer fire department.	
1.2.5	Signage.	4	Adequate	
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	
1.3.2	Layout and safety of parking lots.	4	Long narrow configuration - site based.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Gravel/mud parking lot, badly graded. Should be regraded and paved.	$30,000.00
1.3.4	Layout and safety of sidewalks.	2	Spalling concrete in some areas.	$10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).			
1.3.6	Curb cuts and ramps for barrier free access.			
Other				
	Overall Site Conditions & Estimated Costs	3	Site needs regrading and paving.	$ 75,000.00

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	70	Slab-on-grade - generally good. Small area at north Room 101 has failed due to broken water line - slab should be mud jacked.	$5,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	70	Loadbearing masonry in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	70	Steel beams, OWSJ, metal deck all in good condition.	
2.1.4	Control/expansion joints.				
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).	2	70	Minor roof repairs have been done. Original BUR appears to be in place. West wing reroofed in 1996 - see attached sketch. New roof should be installed on balance of the school.	$350,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	70	Accessories to be replaced as part of reroofing.	
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).	2	70	Peeling paint on loadbearing masonry. Some brick cladding in selected areas. Single wythe masonry areas should be sealed, insulated and re-clad.	$200,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).			N/A	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	1	70	No insulation/no air/vapour barrier, no cladding in most parts of the building. See 2.3.1.	
2.3.4	Interface of roof drainage and ground drainage systems.		70	N/A	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	70	Cracks in selected areas - well maintained. Have been repainted but cold.	
Other		2	70	HMD/PSF - uninsulated, cold, worn - should be replaced.	$25,000.00
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).	2	70	Generally deteriorated 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).	2		Weiser residential quality locksets in poor condition. All locksets should be replaced.	$40,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Worn and damaged - should be replaced. All exit door hardware should be replaced.	$10,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		1970 sealed units. Operable sliders - aluminum? Sash (very few operable). No windows in many classrooms. Additional windows required. Existing windows should be replaced.	$75,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	70	Signs of cracking, infiltration, some moisture, no air seal, insulation or cladding. See 2.3.1.	
Other					
	Overall Bldg Exterior Condition & Estim Costs	2			##########

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim.
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Interior walls and partitions in generally good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Floor structure in good condition	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	70	VA tile has been patched many times (some areas replaced). Carpet/corlon in library. Painted concrete floor, corlon in some classrooms. New floor finishes	$ 200,000
		5	95	New hardwood sprung floor.	
3.2.2	Wall materials and finishes.	2	70	T-bar ceilings in poor condition. Exposed steel trusses at gymnasium (at 6' o/c) acoustic deck.	$ 50,000
3.2.3	Ceiling materials and finishes.	2	70	Ceilings should be replaced or selectively eliminated.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	3	70	Wood doors/good hardware. Aluminum store fronts at office and vestibule. New doors & Hardware required in selected areas.	$ 30,000

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim.
3.2.5	Millwork	4	70	New millwork in library - birch with plastic laminate top (98).	
		2	70	Very little millwork in classrooms. Millwork in labs generally in good condition - a few counter tops are chipped. Door/drawer fronts are worn/hardware is old in home economics. Some new millwork required.	$ 40,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).		70	Fume hood missing in science prep room.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	70	New lockers at gymnasium changeroom (male), old at female, should be replaced.	$ 10,000
3.2.8	Washroom materials and finishes.	3	70	Lockers are being constantly repaired and repainted. New lockers required	
					$ 50,000
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**	
			70	T-bar ceilings might have been clipped? Not clipped or rated now.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.		70	Non-combustible - no sprinklers.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).		70	Under stage storage at music room.	

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim.
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).				
3.3.4	Exiting distances and access to exits.				
3.3.5	Barrier-free access.	2		Only one accessible washroom in the building. Need more washrooms which are accessible. Interior stairs cause problems - some students are in wheelchairs. Access to the music room is limited.	
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)			Noisy fans/sound transmission between classrooms is bad. Insulate ceiling where partitions don't go to u/s of structure.	$ 40,000
Other					
	Overall Bldg Interior Condition & Estim Costs	3			$ 420,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1970	A. Some rain water leaders splash to grade. Remainder drain to sanitary sewer. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1970	A. Exterior hose bibbs. Conditions noted ok by maintenance.	-
4.1.3	Outside storage tanks.	-	1970	None	N/A
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1970	A. One fire hydrant across street to southwest. B. No siamese.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1970	A. Fire hose cabinets in corridors. Water supply may be metered (unknown).	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1970	A. Hand extinguishers in fire hose cabinets, industrial arts shop, mechanical, science, home economics, chemistry, and computer rooms. B. One fire blanket near Chemistry Room 138.	-
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1970	A. Flammable storage cabinets. One in industrial arts shop paint storage and in science area. B. Commercial kitchen exhaust hood with fire suppression at Concession/Kitchen 103. C. Integral sink eyewash station at Room 138 for all labs installed. Unit has no tempered water, only domestic cold water supply. D. Bottle	-
Other				Consideration should be given to adding a building wide sprinkler system with any major upgrades at an estimated cost of $80,000 (not carried in over-all cost estimate).	-

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	1970	A. Municipal water supply (4" to building). B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	FI	1970	A. None B. Some complaints regarding chlorine taste with drinking water. Further investigation required.	N/A
4.3.3	Pumps and valves (including backflow prevention valves).	1	1970	A. No backflow device found on boiler water make-up.	See Below
4.3.4	Piping and fittings.	3	1970	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Further investigation required. Pipe is insulated. B. Apparent sanitary pipe is PVC. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1970	A. Plumbing fixtures generally in good condition. B. Industrial arts shop gang wash is too small in size and problematic. Recommend replacement. C. Washroom fixtures are dated and are showing signs of wear (i.e. chipping). Operating condition ok. Replacement should be considered. D. Tempered water valve/controls for dark room (industrial arts) archaic and should be replaced. E. Gas turrets in science, chemistry, and biology rooms with main manual gas shut-off valves consolidated in Room 138. F. Bottle traps on sinks at science, chemistry and biology rooms.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1970	A. Two gas domestic hot water tanks rated at 370 MBH input and 65 USGAL complete with recirculation pump. Tanks are approximately 8 years old and appear in good condition.	-
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1970	A. Municipal sewer. B. One sump in industrial arts shop area. Gravity type. No pump. No concerns/issues raised by maintenance.	-
Other				Plumbing System Upgrade Estimate	$ 70,000.00

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	1970	A. Two Raypak B3001 WTD heating water boilers each rated at 2700 MBH hi-alt input, with two circulating pumps. B. Back-up capacity unknown. Ample capacity noted by maintenance and system has been reliable. C. Boilers and pumps circulate 50/50 glycol/water mixture, and operate lead/lag as conditions permit. D. This heating plant was a school wide upgrade in 1990/91.	-
4.4.2	Heating controls (including use of current energy management technology.	4	1970	A. DDC controls (Barber Coleman). B. Pneumatic actuation.	-
4.4.3	Fresh air for combustion and condition of the combustion chimney.	F.I.	1970	A. No combustion air found or noted by maintenance for boiler/mechanical room. Further investigation required. B. Condition of chimney appears good.	-
4.4.4	Treatment of water used in heating systems.	4	1970	A. SAI chemical treatment with bypass filters across pumps.	-
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1970	A. Hi-limit, PRV, flow switches, low water cut-off at boilers.	-
4.4.6	Heating air filtration systems and filters.	-	1970	N/A	N/A
4.4.7	Heating humidification systems and components.	-	1970	A. Wet cells in air handling units only. See ventilation.	-

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	1970	A. Schedule 40 pipe. B. Radiation cabinets in classrooms/rooms. C. Force flow units at entrance. D. Unit heater in mechanical rooms. E. Generally all in good condition. F. Some reheat coils in ductwork primarily for interior spaces. General condition unknown.	-
4.4.9	Heating piping, valve and/or duct insulation.	4	1970	A. Pipe insulated.	-
4.4.10	Heat exchangers.	-	1970	None	N/A
4.4.11	Heating mixing boxes, dampers and linkages.	-	1970	A. On air handling units only. See ventilation.	-
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.	1970	A. Generally overall comfort is good. B. Some heating inconsistencies noted at northwest area of school, in particular, Classroom 144. Further investigation required. C. Some complaints at industrial arts shop area on cold days. This is not considered unusual.	See Below
4.4.13	Zone/unit heaters and controls.	4	1970	A. Pneumatic thermostat control of radiation heat. B. Thermostat control of force flow and unit heater fans.	-
Other				Heating System Upgrade Estimate	$ 10,000.00

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.	4	1970	A. Five Engineered Air indoor air handling units consolidated to two mechanical rooms. General condition is good. B. A1 (LM10C) rated at 11,000 cfm, A2 (LM13D) rated at 15,000 cfm are located in Room 201. C. A3 (LM4C) rated at 3600 cfm, A4 (LM13C) rated at 14,000 cfm are located in Room 118. D. A5 (LM13C) rated at 15,000 cfm.	-
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.	1970	A. Unknown outside air provision. B. No complaints of poor indoor air quality identified.	-
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.	1970	A. AC/H unknown. B. Ducted supply air. C. See above for air handling unit air flow rate information.	-
4.5.4	Exhaust systems capacity and condition.	2	1970	A. Exhaust capacity/condition unknown. B. Change room and washroom exhaust appears inadequate. Odours evident and muggy conditions for these areas.	See Below
4.5.5	Separation of out flow from air intakes.	4	1970	A. No concerns noted.	-
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1970	A. Industrial arts shop woodworking area dust collection unit is located outdoors with rooftop make-up air unit. Condition of both is noted as good by maintenance. B. Concession kitchen exhaust noted as insufficient by staff. Hood size appears adequate. C. Two chemistry room exhaust booths appear adequate. D. Industrial arts shop area engine room exhaust ok; dark room exhaust is marginal; weld booth exhaust inadequate	See Below
Other		3	1970	A. Industrial arts paint room has non-filtered transfer air from wood shop generating dust as make-up air for exhaust. This affects paint process. New make-up air source to be seriously considered. B. Ceiling space (plenum) return air. C. Air handling unit coils have dedicated circulation pump and three-way valve. D. Return air fans on all air handling units. E. Air System A2 may need re-balance to correct poor temperatures at northwest area of school. Maintenance believes problem may be linked to air system. Further investigation required.	See Below

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	1970	A. DDC controls (Barber Coleman). B. Pneumatic actuation.	-
4.5.8	Air filtration systems and filters.	4	1970	A. 1" angle filter section in all air handling units.	-
4.5.9	Humidification system and components.	2	1970	A. Wet cell in all air handling units. B. A maintenance decision (high cost?) has led to deactivation of wet cells. C. Only operate when required (i.e. complaints). D. Alternate humidification to be considered and implemented.	See Below
4.5.10	Heat exchangers.	-	1970	None	-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1970	A. Mix boxes with pneumatic actuation on all air handling units. B. Ductwork and air outlets appear in good condition. Some air outlets appear dated.	-
Other				Ventilation Systems Upgrade Estimate	$ 55,000.00

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).	-	1970	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	1970	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	1970	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	F.I.	1970	A. None. B. School wants dedicated air conditioning for two computer labs due to occasional heat build-up.	See Below
Other				Cooling Systems Add-on Estimate	$ 15,000.00
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. DDC installed in 1990/91 with pneumatic actuation. B. Barber Coleman DDC front end. C. School currently in process of change over to Siemens for Y2K. D. System is building wide for heating and ventilation control.	-
	Overall Mech Systems Condition & Estim. Costs	4			$ 150,000.00

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).	4		1600 ampere -- 3 phase, 4W 120/208 Volt (370 amp demand) Underground service -- FPE Switchgear.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Damaged incandescent lighting at some exits Quartz floodlights at rear entrance with motion sensors -- lighting inadequate and in poor condition.	$10,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		24 staff parking plug-ins integrated into metal guard rail -- all equipment 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).	2		Original 1970 Simplex 2000 System -- multi zone annunicator in main office -- does not meet current code requirments.	$20,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Designated exit lighting and signage connected to the emergency elevtor -- meets current code requirments for exit lighting.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit Signage location and exit lighting luminatres meet current code requirements.	
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.	3		None provided	$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4		Main Distribution Centre -- 2-100 spare spaces panelboards - FPE - 1 or 2 spare spaces in each -- all equipment in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	3		15 kW -- Kohler Emergency Generator natural gas fired -- 197 hrs. running time. Good condition -- fuel supply does not meet current code requirements (natural gas).	$10,000.00
5.3.4	General wiring devices and methods.	4		Specification Grade Wiring Devices with SS coverplates, wiring x-link insulation copper conductors in conduit.	
5.3.5	Motor controls.	4		Telemacnique Motor Starters -- individually ounted on splitter, local disconnects equipment in good condition.	
Other		2		Inadequate power supply to kitchen grill requires up-grading to 100A service.	$ 2,500.00

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		Number of dropped opal lenses missing/broken Lighting levels are high in classrooms -- 800 lux and low in other areas. Gym -- 300 lux, Corridors -- 100-250 lux. Lighting is generally florescent, T-12 lamps and magnetic ballasts -- surface mounted -- poor quality.	$ 2,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Ballasts are only replaced when failure occurs -- no PCB ballasts on-site. All ballasts should be replaced with electronic type.	$ 2,500.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2		T-12 lamps replaced with T8 upon failure -- no up-grading program inplace. Exit signage incandescent. Opportunity to reduce energy costs and improve lighting quality significantly.	$50,000.00
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		NEC ElectraElite 48 telephone Switch 5 lines and fax. Meets current school requirements.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Bogen Mult-Com 2000 school communication system recently installed, handsets in each classroom, PA System, Signal System.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Category 5 cable to all classrooms, hubs and switches in designated service rooms.	$ 2,500.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Cable run in free air -- some conduits and service columns unsed in classrooms.	$ 2,500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		No designated closets or communication rooms -- cabinets and backboards located in service rooms.	$ 1,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Can only connect 2 computers/classroom, up-grading as equipment added -- no problems with available power on system.	$10,000.00
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).	4		Original master clock system no longer in use -- battery operated and 120 Volt clocks installed.	
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			$115,500.00

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.		N/A	
6.1.9	Ventilation system.		N/A	
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).		N/A	
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	2	82.7	590.9	11	80	880	-289.1	1 special needs classroom. Other classrooms are adequately sized, although too few in number.
		2	77.4						
		2	79.1						
		1	112.5						
7.2	Science Rooms/Labs	1	49.2	333.8	3	120	360	-26.2	Labs are somewhat small but well designed in a cluster around the science prep room.
		1	95.4						
		1	96.6						
		1	92.6						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	193.7	374.8	1	130	400	-25.2	Music Room and stage form good ancillary space combination.
		1	84.6		3	90			
		1	96.5						
7.4	Gymnasium (incl. gym storage)	1	463.7	463.7	1	690	760	-296.3	Gym is small for a senior high school.
					1	70			
7.5	Library/Resource Areas	1	212.3	212.3	1	265	265	-52.7	Library is somewhat small
7.6	Administration/Staff, Physical Education,	1	15.5	106	1	502	502	-396	Administrative space is very modest.
		1	27.3						
		1	18.8						
		1	44.4						
7.7	CTS Areas								
	7.7.1 Business Education	1	100.8	213.4	2	115	230	-16.6	
		1	112.6						Business education space is approximately correct
	7.7.2 Home Economics	1	223.4	223.4	1	160	160	63.4	Home ec area is somewhat larger than it would be in a new school, but suitable for its purpose.
	7.7.3 Industrial Arts	1	446.7	446.7	1	300	300	146.7	Industrial Arts area is somewhat larger than it would be in a new school, but suitable for its purpose.Woodwork, drafting and some metalwork are taught. An overhead door would allow for automotives.
	7.7.4 Other CTS Programs						0		
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2934.6			1352	1582.6	
	Overall Space Adequacy Assessment			5229.5			5209	20.5	Overall, the school is acurately sized relative to its enrollment.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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