School Name: Eaglesham School
Location: Eaglesham, Alberta

School Code: 1306
Facility Code: 1836

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

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

Grades: K - XII

School Capacity: 365

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	1953	1	194.5	Wood structure on crawl space	School heat and ventilation by furnaces. Municipal services.	Poor indoor air quality.
Additions/ Expansions	1954	1	193.6	Wood structure on crawl space	School heat and ventilation by furnaces.	Ductwork in crawlspaces (and below grade at gymnasium) have been subject to excessive moisture/humidity and are extremely rotted with concerns of mildew/mold in ducts. Poor indoor air quality.
	1955	1	239.2	Wood structure on crawl space		
	1957	1	312	Wood structure on crawl space		
	1958	1	715	Slab on grade.		
	1959	1	900.7	Slab on grade.		
	1963	1	577.3	Wood structure on crawl space		Exterior walls and windows deteriorated especially at science labs.

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

Upgrading/ Modernization (identify whether minor or major)	1984		38.82 3407	Small addition and major modernization.	Some furnace replacements over past few years. New crawlspace sumps added recently to reduce water/moisture.	Furnaces provide poor indoor air quality. Recommend adding crawlspace ventilation currently not in place. Other systems may need adjustment to suit.
	1999			Flooring replacement (selective).		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1				N/A	
	1			Detached (not owned by School).		

List of Reports/ Supplementary Information	Roof inspection report August 1995. Re-roof tender 1997.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Poor drainage/wet crawlspace. Not much can be done, as there is a general drainage problem in the area.	$ -
2	**Building Exterior**	Partial re-roof 1997. Some new insulated metal cladding.	$ 98,000.00
3	**Building Interior**	Significant moisture and mold problems in some areas. Many of the finishes are aging and worn. A modernization is required in this school.	$ 138,000.00
4	**Mechanical Systems**	New heating and ventilation systems recommended for improved indoor air quality cost reflected). Plumbing fixtures ok. Plumbing original and should be replaced (cost reflected). School is not sprinklered and controls should be upgraded with heating and ventilation. Need crawlspace ventilation and ductwork requires replacement. Building services appear ok. Building is not sprinklered and could be with associated upgrades to incoming water supply (cost not shown in overall estimate).	$ 510,000.00
5	**Electrical Systems**	Aging systems with limited branch wire circuiting. Energy retrofit and improved lighting needed.	$ 61,000.00
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	Classroom space is in somewhat short supply. Because this is a K-12 school, more classrooms may be warranted.	
	7.2 Science Rooms/Labs	There is only one science room in this school.	
	7.3 Ancillary Areas	Ancillary space is limited, but appears to be adequate.	
	7.4 Gymnasium	Gym is small for a K-12 school. However, it seems to meet community and educational needs.	
	7.5 Library/Resource Areas	Library is reasonably sized for the school.	
	7.6 Administration/Staff Areas	There is a shortage of administrative space. There is also a lack of student gathering space, especially for the older students. Classrooms and corridors are crowded.	
	7.7 CTS Areas	CTS areas are generally somewhat small, but adequate for the needs of the school.	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		$ 807,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Okay	
1.1.2	Outdoor athletic areas.	3	Okay, muddy when rainy.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	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	Poor drainage - generally in the region.	
1.1.7	Evidence of sub-soil problems.		N/A	
1.1.8	Safety and security concerns due to site conditions.		N/A	
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Adequate.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
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	
1.2.4	Fire vehicle access.	4	Okay.	
1.2.5	Signage.	3	Could be clearer.	
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	Okay.	
1.3.2	Layout and safety of parking lots.	4	Okay.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel - poor drainage.	
1.3.4	Layout and safety of sidewalks.	4	Okay.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4	N/A	
Other				
	Overall Site Conditions & Estimated Costs	4		$ -

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).	1	53 to 57	Wood structure on crawl space/slightly sagging floor in corridor. Foundation walls badly damaged due to moisture in mechanical crawlspace. Wood columns and beams damaged. Rest of crawlspace dry and clean.	$ 25,000.00
		4	58	Slab on grade.	
		FI	59/63	Wood floor on crawlspace - uneven floor. Very wet crawlspace - new sump recently installed. Performance of this new sump should be monitored.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	53 to 57	Wood frame walls, insulated.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	53 to 57	Wood frame roof structure.	
			59	Cracks noted at U/S of GWB U/S of structure.	
			59	Glulam at gym - no problems evident.	
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).	4	All	Evidence of roof leaks throughout. Partial re-roof 1997.	
		2	All	Remainder of roof requires replacement.	$ 25,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).			N/A	
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		New metal cladding and insulation - completed as part of modernization.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Metal fascia - 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).	1	63	Moisture at science lab walls. See 2.4.6	
		4	All	Appears adequate.	
2.3.4	Interface of roof drainage and ground drainage systems.				
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).				
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		

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).	4	All	Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Good condition panic devices - hinges and closers poor. All weatherstripping poor. Rated doors w/o closers at exit vestibule.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	1	1963	Windows replaced during modernization 1984. Some condensation observed throughout. Especially bad condensation at all windows, some deterioration noted. New windows recommended in 1968 building, in conjunction with envelope repairs.	$ 18,000.00
		4	All	Rest of the windows appear to be in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).				
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	1	1963	Significant moisture at east wall - mold evident behind and inside millwork, under windows.	$ 30,000.00
		4	All	The rest of the building appears to be in good condition.	
Other					
	Overall Bldg Exterior Condition & Estim Costs	3			$ 98,000.00

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).	3	All	Stud walls/vinyl covered GWB - good condition except in 1963 wing where significant water and moisture damage is evident. Finishes require repair.	$10,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	55 to 57	Some movement noted - mostly level floors with undulations. Significant ramped level changes. Not much can be done about the movement noted.	
		2	58 59	Minor cracks in slab on grade. Slab settlement evident - floor wall junctions open; movement. Mudjack relevant sections especially at change rooms, and repair flooring.	$10,000.00
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	All	Flolex carpet in corridors. Should be replaced.	$60,000.00
		3	All	Regular carpet in classroom. Should be replaced.	Incl.
		4	All	Quarry tile in vestibules and industrial arts, in reasonable condition.	
		4	All	Corlon in some classrooms, hardwood floor at gym. All in good condition.	
3.2.2	Wall materials and finishes.	4	All	Vinyl covered GWB/battens throughout - well maintained.	
		4	All	Acoustic wall fabric at gym - good shape.	
		3	All	Spray on acoustic material at gym ceiling. Material falls off when hit by balls. It will require replacement with a more durable finish.	$ 13,000.00
		2	All	Painted GWB at gym storage. Exterior wall to be patched and repaired.	$5,000.00
3.2.3	Ceiling materials and finishes.	4	All	T-bar ceiling in classroom. GWB ceiling in IA. Exposed structure at gym/acoustic material. All in good condition.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	4	All	Good condition wood doors - 1984 hardware.	

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.2.5	Millwork	4		Most of the millwork is in good condition, as it was upgraded in the 1984 modernization	
		2		Science labs and prep room - cabinets damaged due to moisture. Remove millwork and replace portions.	$10,000.00
		2		Home ec room - hinges at millwork need replacing.	$10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		New chalkboards in classrooms.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		I.A. equipment - metal work/welding/woodwork. Fumehood at science lab not in use.	
3.2.8	Washroom materials and finishes.	4		Ceramic tile walls and floors (1984).	
		3	1959	Some cracks where slab is settling (minor). Repair.	$5,000.00
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		Wood frame not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4			

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			
3.3.4	Exiting distances and access to exits.	4			
3.3.5	Barrier-free access.	4	All	Barrier-free access throughout the school. Some significan ramps in corridors.	
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)	2	1963	Moisture and mold in parts of crawlspace. Very humid/stuffy at 63 wing. Very poor air quality.	$15,000.00
Other					
	Overall Bldg Interior Condition & Estim Costs	3			$138,000.00

Section 4	Mechanical Systems	Rating	Comme		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).	4	All	A. Exterior hose bibbs. Conditions noted ok by maintenance.	-
4.1.3	Outside storage tanks.	-	1953 to 1957	A. Two abandoned septic tanks and one abandoned cistern tank in crawlspace below elementary Rooms 102/109/110.	-
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All	A. One hydrant across street to south (across from 1959 addition). B. No siamese.	-
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 extinguisher in corridors, mechanical rooms, business education, home economics, industrial arts, and science rooms. No cabinets. Some extinguishers are dated and may need replacement.	$ 1,500.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1963	A. Flammable storage cabinets in Room 137 and industrial arts paint room. No fire suppressions except for nearby fire extinguisher cabinet. No fire extinguisher cabinet in Room 137 noted. B. Water bottle eyewash in Science Room 136	$ 2,500.00
Other				Consideration should be given to adding a building wide sprinkler system with any major upgrades at an estimated cost of $50,000 (not carried in over-all cost estimates).	-

Section 4	Mechanical Systems	Rating	Comme		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	All	A. Municipal water supply. B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	-	All	None	N/A
4.3.3	Pumps and valves (including backflow prevention valves).	-	All	A. No backflow prevention.	-
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 pipe replaced with ABS/PVC. No leaks evident. C. Gas supply with main manual shut-off valve and gas turrets in Sci Room 136.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	A. No handicapped fixtures noted. B. Plumbing fixtures generally in good condition. Fixtures in 109/110 are marginal condition and should be replaced. Shower trim and closets in change rooms have been abused and should be replaced. C. Bottle traps on science sink drains.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1959	A. One 500 MBH, 80 USGAL gas domestic hot water tank complete with recirculation pump in Room 125 serving entire school.	-
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	A. Municipal sanitary sewer. No storm sewer. B. Five recently upgraded crawlspace sumps to control ground water seepage. Pump into sanitary system.	-
Other				Plumbing System Upgrade Estimate	$191,000.00

Section 4	Mechanical Systems	Rating	Comme		Estim. Cost
4.4	**Heating Systems**		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	A. Entire school heated by furnaces. No back-up. B. Reliability varies. Furnaces range in age from 2 to 10+ years. Some replacement may be required soon. Approximately 2/3 of the furnaces are 10+ years old. C. Classroom furnaces range from 80 to 90 MBH. Furnaces ranging 120 to 180 MBH serve larger areas. D. Furnaces are Lennox or American Standard.	See Below
4.4.2	Heating controls (including use of current energy management technology.	2	All	A. Approximately 50% of furnaces controlled by programmable thermostat. Remainder of thermostats are not programmable. Working condition is good. B. Noted that all furnace fans do not operate continuously during occupied hours. Unacceptable. Furnace fans operate intermittently as dictated by thermostats. Currently fans appear on only when a call for heat.	See Below
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	A. Combustion air duct provided for each furnace and conditions are good. B. Combustion flues on furnaces in good condition.	-
4.4.4	Treatment of water used in heating systems.	-		N/A	N/A
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	-		N/A	N/A
4.4.6	Heating air filtration systems and filters.	4	All	A. 1" flat filter either in furnace or in return air duct to furnace.	-
4.4.7	Heating humidification systems and components.	2	All	A. None. B. Drum humidifiers on gymnasium furnace system long removed. Recommend humidification be re-introduced with gymnasium hardwood floors.	See Below

Section 4	Mechanical Systems	Rating	Comme		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).	1	All	A. All crawlspace ductwork is rotting and may contain mold/mildew due to excess crawlspace moisture. Below grade ductwork serving gymnasium is rotting due to excessive ground water. Ductwork replacement required. B. All other ducts appear ok.	See Below
4.4.9	Heating piping, valve and/or duct insulation.	4	All	A. No ductwork insulation except some internal lining on outdoor air ducts to furnaces.	-
4.4.10	Heat exchangers.	3	All	A. Gas heat exchangers on furnaces 10+ years old may be faulty or have leaks. No evident signs of problems.	See Below
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	A. Most furnaces have fixed outdoor air. B. Dampers and linkage condition of furnaces serving library and gymnasium area unknown. Limited access. Assume ok since no complaints. Used for free cooling on warm days.	-
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	A. General comfort ok. B. Cool in industrial arts shop area. Noted that comfort usually ok. C. Muggy and humid in science room. Probably due to moisture from crawlspace.	See Below
4.4.13	Zone/unit heaters and controls.	-	All	None	N/A
Other				Heating System Upgrade Estimate	$150,000.00

Section 4	Mechanical Systems	Rating	Comme		Estim. Cost
4.5	**Ventilation Systems**		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	All	A. Furnaces throughout school. See heating. B. One make-up air unit for industrial arts shop, rooftop. Inaccessible during visit. Noted by staff as good condition.	-
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	A. Furnace outdoor air unknown. B. Most furnaces have 6" fixed outdoor air duct. C. Library and gymnasium furnaces capable of 100% outdoor air for free cooling only. Assume 10% outdoor air otherwise.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).		All	A. AC/H unknown.	-
4.5.4	Exhaust systems capacity and condition.	3	All	A. Exhaust fans generally provide ample exhaust as noted by maintenance. B. Poor exhaust in Change Rooms 113 and 114. Needs upgrade. C. Washroom exhaust fan for Rooms 124 and 125 not functioning. D. Capacity/condition of fans unknown.	See Below
4.5.5	Separation of out flow from air intakes.	FI	All	A. Some concerns regarding poor proximity of furnace flues near combustion air and outdoor air intakes.	-
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2	1963	A. Science Room 137 storage has exhaust fan that appears inoperable.	See Below
Other		4	1963	A. Industrial arts shop woodwork area exhaust to outdoor dust collection unit. Gas fired rooftop unit make-up air unit on roof interlocked. Conditions appear ok and no problems indicated by maintenance. B. Industrial arts shop welding and paint booth exhaust appear adequate. C. Crawlspace ductwork in all areas excluding administration (1958) and gymnasium (1959) noted by maintenance.	-
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	Comme		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	All	A. Furnace thermostats. See heating.	-
4.5.8	Air filtration systems and filters.	4	All	A. 1" furnace filters. See heating.	-
4.5.9	Humidification system and components.	-	All	None	N/A
4.5.10	Heat exchangers.	3	All	A. Gas heat exchangers on furnaces. See heating.	-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	1	All	A. Ductwork in crawlspace and below slab needs replacement. See heating. B. Floor grilles and crawlspace ductwork in industrial arts shop do fill up with wood shavings and dust in woodwork area. Unacceptable. New air/heat distribution required for this area. C. Floor grilles in "wet" change room areas are improperly located and should be relocated with ductwork.	See Below
Other				Ventilation System Upgrade Estimate	$165,000.00

Section 4	Mechanical Systems	Rating	Comme		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.	-	All	A. None. School on manual systems. B. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of $95,000 (not carried in over-all cost estimates).	-
	Overall Mech Systems Condition & Estim. Costs	3			$ 510,000.00

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		600A, 2P, 120 - 24V Service (250 A demand) fused main switch - FPE CDP Distribution Centre - good condition, spare capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		HID/incandescent luminaires at exits/entrances 3 HID "yard" lights in bus parking. Poor lighting - staff parking.	$ 4,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		12 Vehicle plug-ins mounted on 2" pipe rail -- 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).	4		System up-graded 1985 - Chubb 3000 panel with some Edwards equipment - meets all code requiremetns with exception of "strobes"	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Recessed Dual-Lite battery operated units - meet code requirements.E16	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signage provided at all exits -- meet 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.	2		None	$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4		FPE Panelboards -- good condition -- up-graded 1985 -- limited spares available.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	4		Specification grade receptacles, stainless steel coverplates, copper wiring x-link insulation in conduit.	
5.3.5	Motor controls.	4		Individual Allen Bradley automatic and manual motor starters in good condition.	
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 generally florescent, recessed 4 lamp 2 x 4s, T12 lamps, electromagnetic ballasts. Classroom and administration areas -- 750 lux, Corridors -- 300 lux Over lit in Computer Workstation Lab -- 700 lux	$ 2,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Replacement on failure, no PCB Ballasts reported or noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2		School Division plans on energy retrofit similar to other schools in District. i.e.: Up-graded lighting, motion sensors, exit sign retrofits.	$26,000.00
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		Meridian Norstar - 2 line system. Dedicated lines -- fax, distance learning, student union.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Dukane 3200 manual school intercom/paging system -- older technology but in good condition.	$10,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	3		Data cabling run to all classrooms and administration areas -- does not meet category 5 standards.	$ 2,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		Cable run in free air in ceiling and walls -- no conduit or raceway system.	$ 4,000.00
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		Inadequate branch circuit wiring available to meet current needs.	$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 security system keypad, motion sensors, door interlocks.	
5.6.3	Master clock system (if applicable).	3		120 Volt standalone clocks.	
Other				School Division plans on energy retrofit similar to other schools in District. i.e.: Up-graded lighting, motion sensors, exit sign retrofits.	
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			$ 61,000.00

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.		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	3	75.84	589.39	9	80	720	-130.61	Classroom space is in somewhat short supply. Because this is a K-12 school, more classrooms may be warranted.
		3	76.73						
		1	75.45						
		1	56.23						
7.2	Science Rooms/Labs	1	100.8	115	2	120	240	-125	There is only one science room in this school.
		1	14.2						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	98.07	249.55	1	130	310	-60.45	Ancillary space is limited, but appears to be adequate.
		1	75.1		2	90			
		1	76.38						
7.4	Gymnasium (incl. gym storage)	1	461.1	498.07	1	595	655	-156.93	Gym is small for a K-12 school. However, it seems to meet community and educational needs.
		1	37		1	60			
7.5	Library/Resource Areas	1	156.5	156.5	1	190	190	-33.5	Library is reasonably sized for the school.
7.6	Administration/Staff, Physical Education,	1	34.4	107.3	1	377	377	-269.7	There is a shortage of administrative space. There is also a lack of student gathering space, especially for the older students. Classrooms and corridors are crowded.
		1	14.4						
		1	11.1						
		1	29						
		2	9.2						
7.7	CTS Areas								
	7.7.1 Business Education	1	77.54	77.54	1	115	115	-37.46	CTS areas are generally somewhat small, but adequate for the needs of the school.
	7.7.2 Home Economics	1	143.4	143.4	1	115	115	28.4	
	7.7.3 Industrial Arts	1	163.5	163.5	1	300	300	-136.5	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1345.93	1	800	800	545.93	
	Overall Space Adequacy Assessment			3446.18			3822	-375.82	Overall, there is a significant shortage of student gathering spaces and administrative space.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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