

School Name:	Edith Rogers Junior High School			School Code:	7561	
Location:	8308 Mill Woods Road, Edmonton			Facility Code:	1341	
Region:	North			Superintendent:	Mr. Emery Doddsdall	
Jurisdiction:	Edmonton Public School District No. 7			Contact Person:	Mr. Bob Clark	
				Telephone:	(780) 429-8000	
Grades:	K - 6			School Capacity:	680	
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	1975	One	4564.6	Masonry bearing walls supporting precast double tees, slab-on-grade.	Hot water heating with air handling units.	Building structurally sound.
Additions/						
	1963	One	94.75	Standalone portable	Individual furnace	
	1968	One	83.5	Standalone portable	Individual furnace	One used as a regular classroom, one converted into a computer room and another portable used for general storage (see photographs).
		One	80±	Standalone portable	Individual furnace	
	1990	One	334	Portable Addition wood frame construction	Rooftop Heating and Ventilation Units	Contains three computer rooms, one classroom and a Physical Education Activity classroom (mini gym).
Total:						
					Evaluator's Name:	Morley K. Workun (Architectural)
					& Company:	Workun • Garrick Architects & Associates
					Evaluator's Name:	Fred Reilander (Mechanical)
					& Company:	Hemisphere Engineering Inc.
					Evaluator's Name:	Dick Ong (Electrical)
					& Company:	JO Engineering Inc.

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/	1967	One	94.75	Free-standing Portable		
	1968	One	83.5	Free-standing Portable		One used as a regular classroom, one converted into a computer room and another portable used for general storage (see photographs).
	-	One		Free-standing Portable		
	1990	One	334	Portable Addition attached to east face of original school.		
				Very small storage shed added to southwest corner of gymnasium.		
List of Reports/ Supplementary Information	Copy of a "Building Evaluation" as prepared by Merv Lastiwka, School Principal dated April 13th, 2000. Copy of Asbestos Building Material - Survey Report - Edith Rogers Junior High School, as prepared by PHH Environmental Limited dated March 2nd, 2000.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Gravelled parking lot to the east should be paved after a yard drain has been installed. Other remedial work is relatively minor.	\$ 44,800.00
2	Building Exterior 5	Building exterior in good condition except standalone portables should be replaced. (see Item 6. Below).	\$ 1,300.00
3	Building Interior	Building interior is in reasonable condition, although most original floor finishes and student lockers should be replaced in 3 to 5 years.	\$ 327,200.00
4	Mechanical Systems	Mechanically, the heating and ventilation systems are generally in good condition, however, there were several complaints about "inconsistency in temperature throughout the building", no thermostats in some locations and odors reported in other areas.	\$ 201,000.00
5	Electrical Systems	Electrically, the school is in good condition except for some minor upgrades plus a recommended change of ballasts for the light fixtures that currently have PCBs to more energy efficient T-8 electronic type as well as changing the existing lamps to T-8, 32 watt type.	\$ 157,500.00
6	Portable Buildings 5	The three portables are old (32+ years) and two should be replaced (two used for instruction, one for storage).	\$ 240,000.00
7	Space Adequacy:		
	7.1 Classrooms	Classrooms are all undersized except for the two portables which are in poor shape.	
	7.2 Science Rooms/Labs	Four (4) Science Rooms provide adequate total space for science programs, but the rooms are individually undersized.	
	7.3 Ancillary Areas	School has five designated computer labs. Drama room too small.	
	7.4 Gymnasium	Total gym space significantly undersized.	
	7.5 Library/Resource Areas	Interior room lacks natural light.	
	7.6 Administration/Staff Areas	Staff areas are fragmented. Poor ventilation in some of the interior rooms.	
	7.7 CTS Areas	Two station former Home Economics laboratory utilized for C.T.S. A portion of the original Industrial Arts laboratory converted into an Art classroom, and the remaining area utilized for C.T.S. instruction.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	No student gathering space nor cafeteria, nor gymnasium crush space.	
	Overall School Conditions & Estim. Costs		\$ 971,800.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Good size. Site is combined with St. Hilda Catholic Elementary-Junior High School and a city park and recreation area to the north.	
1.1.2	Outdoor athletic areas.	4	Good, as site is combined with a park and recreation area to the north.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Generally in acceptable shape. Backstops missing from basketball upright on paved play area to north of school.	
1.1.4	Site landscaping.	3	Generally in good shape. Small number of wood retaining ties and wood bench members near main entrance are in poor shape, and should be replaced.	\$ 1,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	In good condition except as noted in 1.1.4.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	No problem observed or noted to the south, west and north, notwithstanding that the school floor elevation is approximately 2 metres lower than Mill Woods Road to the south. A yard drain is required to the east in the parking lot area. Note: Mechanical cost included in 4.1.1.	\$ 3,000.00
1.1.7	Evidence of sub-soil problems.	5	None observed or noted.	
1.1.8	Safety and security concerns due to site conditions.	4	Some building recesses exist on north side of school. Wall mounted security lights around total school were recently installed.	
	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	Two (2) access roads to parking lots exist on site. Pedestrian sidewalk to main entrance of school from Mill Woods Road to the south and a sidewalk to the north for students that take City Transit buses (near St. Hilda School). No safety concern noted as students are not allowed to use parking lots as access to school.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	East parking strip and road should be paved and main west parking strip that is paved requires patch work and re-surfacing in 3-5 years. Yard drain should be installed prior to commencing paving work.	\$ 35,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus and student drop off to city property on city sidewalk and to the north via a sidewalk to city transit stop near St. Hilda Elementary School on 38th Avenue.	
1.2.4	Fire vehicle access.	4	Access to both the west and east and south faces of the school is available. This meets code requirements.	
1.2.5	Signage.	4	Acceptable.	
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	32 energized parking stalls located in west parking lot. 18 gravelled stalls to the east. No dedicated stalls for the handicapped.	
1.3.2	Layout and safety of parking lots.	3	Main entry does not conflict with parking lot. Both access roads to parking are sloped down from Mill Woods Road to the south. East road should be paved.	Included in 1.2.2
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	West parking lot asphalt requires patch work and re-surfacing in 3-5 years.	Included in 1.2.2
		2	East parking area that is gravelled is in poor shape and should be paved. No drainage noted - water standing in parking lot.	See 1.2.2
1.3.4	Layout and safety of sidewalks.	3	Sidewalks appear to function satisfactorily. An additional walk from Mill Woods Road to east side of school would be desirable.	\$ 4,600.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks are in reasonable shape and all appear to slope away from school. However, new sidewalk from west parking lot to west entry is required (slope to eliminate the one step to entry doors).	\$ 1,200.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Access for wheelchairs is from Mill Woods Road sidewalk or west entry (north)	
Other				
Overall Site Conditions & Estimated Costs				\$ 44,800.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.1	Overall Structure				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All Areas	None noted or observed.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1975	Original building has performed well.	
		3	1967 1968	Standalone portables are in poor shape and should be replaced.	Included in Section 7
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1975 1990	None noted or observed.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>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</i>		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	1975	Original school re-roofed in 1996-97.	
		4	1990	Portable pod addition in acceptable shape. No skylights.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No concerns noted or observed.	
2.2.3	Control of ice and snow falling from roof.	4		No concerns noted or observed.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			Not Applicable.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5	1975	Brick masonry is in good shape.	
		3	1990	Some deterioration of stucco panels noted - some holes in surface should be patched.	\$ 500.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Soffits over recessed entries appear to be acceptable. No problems noted or observed.	
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		No concerns noted or observed.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Roof drainage to City storm sewers. An asphalt play area to the north and asphalt strip along south face of school, slope away from building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No concerns noted or observed.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1975	Exterior doors, including hardware, are original and should be replaced in 5+ years.	
		3	1990	Exterior doors are in acceptable shape, but should be refinished.	\$ 800.00

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	1975	Accessories are original and are beginning to cause maintenance problems. Should be replaced in 5± years.	
		4	1990	Accessories original and are in generally good working order.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1975		
		4	1990		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1975 1990	All windows are original. Aluminum manually double glazed with between the panes venetian blinds. Some problems with the blinds were noted and are being repaired as required. Windows should be acceptable for another 10± years.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1975 1990	No concerns noted or observed.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1975 1990	No concerns noted or observed.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 1,300.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1975	Masonry walls are in generally good condition. Some minor hairline cracks noted. No spalling or paint peeling noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1975	Some minor heaving of concrete slabs-on-grade noted, but not causing any serious problems.	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1975	Carpet in Administration Suite is in good condition. Carpet in other areas is nearing the end of its effective life and should be replaced. Vinyl asbestos tile worn and should be replaced.	\$ 81,200.00
		4	1990	Vinyl composite tile in corridor badly stained - possibly a maintenance problem.	
3.2.2	Wall materials and finishes.	4	1975	Total refinishing of walls recommended in the next 5+ years.	
3.2.3	Ceiling materials and finishes.	3		Acoustic tiles in gymnasium and Industrial Arts Lab are becoming loose and falling to floor - should all be replaced. Acoustic tile in other areas in a 'T' grid is in reasonable condition. Several tile painted by Art students.	\$ 14,000.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1975	Some wear and tear noted - no kickplates noted. Should be acceptable for another 10+ years assuming regular maintenance. Repainting of virtually all doors is recommended.	\$ 3,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1975	Some of the original millwork that is in poor condition should be replaced in 3 to 5 years. Vanities in washrooms have been replaced.	\$ 131,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1990	Acceptable	
		3	1975	Some new whiteboards have been installed. Original chalkboards and tackboards should be replaced in 3 to 5 years.	\$ 18,000.00
		4	1990	Acceptable.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1975	Original student lockers should be replaced in 3 to 5 years.	\$ 62,000.00
3.2.8	Washroom materials and finishes.	3	1975	Seamless flooring in acceptable condition. New stainless steel sinks in new vanities are in good condition. Original toilet partition should be installed in 3 to 5 years. New ceramic tile wall surfaces should reduce maintenance and entrance appearance of washrooms (currently painted concrete block).	\$ 18,000.00
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1		5	1975	Masonry wall-precaster concrete roof tees - non-combustible - non-sprinklered.	
		2	1990	Wood frame construction - combustible - non-sprinklered.	Cost included in Section 6
3.3.2				Fire wall noted between 1975 school and 1975 relocatable wing - free-standing portables are of combustible construction.	

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	1975	Corridor walls are non-combustible - corridor doors are not fire rated.	
		4	1990	Corridor walls are drywall, painted.	
3.3.4	Exiting distances and access to exits.	4	1975 1990	Exiting distances appear to meet current Code requirements.	
3.3.5	Barrier-free access.	4	1975	Wheelchair access is available to virtually all of the instructional areas. No front entry electric doors exist.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1975	Asbestos materials survey completed in 1999 indicated that the "facility was found to be in good condition and represents little risk to occupant health if properly managed", however, some pipe fittings were found to be in poor condition and removal was recommended (see attached report). No estimated cost was included in the report.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	1975	Inconsistency in temperatures throughout the building reported. Smells, dust and smoke in some areas of school also reported.	
	Other				
Overall Bldg Interior Condition & Estim Costs					\$ 327,200.00

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).	3	All areas	No problems noted except a yard drain is required in the east parking lot.	\$ 5,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All areas	Exterior hose bibbs around building.	
4.1.3	Outside storage tanks.	-	-	Not Applicable	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All areas	Hydrants on adjacent street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	All areas	No backflow preventor on fire service. Standpipe system throughout - 2-1/2" & 1-1	\$ 6,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All Areas	Fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
	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	All areas	Municipal source.	
4.3.2	Water treatment system(s).	4	All areas	Municipal source.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All areas	No problems noted.	
4.3.4	Piping and fittings.	4	All areas	No evidence of leakage	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All areas	Fixtures, in general, are in poor shape and in need of replacement. Washroom sinks were recently replaced and are in good condition.	\$ 20,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All areas	Super Hot 87-300B, 300,000 BTUs, 72 gal. 210 ga. Rec. Armstrong recirc. (no data).	\$ 10,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All areas	No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All areas	2 - Cleaverbrooks M4W-3000, 3,000,000 BTUs each. Adequate capacity.	
4.4.2	Heating controls (including use of current energy management technology).	4	All areas	DDC System controlling all main systems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All areas	Combustion air adequate. Chimney showing signs of rust on joints.	\$ 10,000.00
4.4.4	Treatment of water used in heating systems.	4	All areas	Treatment system in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All areas	Safety devices in place.	
4.4.6	Heating air filtration systems and filters.	-	-	See Ventilation System.	
4.4.7	Heating humidification systems and components.	-	-	See Ventilation System.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All areas	Good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All areas	Good condition.	
4.4.10	Heat exchangers.	-	-	Not Applicable	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All areas	Good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All areas	Small rooms require individual control. Complaints of temperature inconsistency, various smells and odor complaints throughout.	\$ 20,000.00
4.4.13	Zone/unit heaters and controls.	4	All areas	Thermostat control for main rooms throughout.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	All areas	Classroom pod rooftop heat/cool units, 80,000 BTU Htg., Model #D3Y5030N06406B, units in good condition. Fans are Trane Axial units. Supply 274A return 24A.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All areas	Outside air quantities inadequate.	\$ 40,000.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All areas	Adequate.	
4.5.4	Exhaust systems capacity and condition.	3	All areas	Adequate. Noted no exhaust hood over stoves in Home Economics areas.	\$ 10,000.00
4.5.5	Separation of out flow from air intakes.	4	All areas	No problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).				
Other		2	All areas	System should have a thorough duct cleaning done. Cooling required in Computer Room.	\$ 30,000.00
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	All areas DDC System for main system. Pneumatic stats for terminal control.	
4.5.8	Air filtration systems and filters.	2	All areas 1/2" throwaway media.	\$ 10,000.00
4.5.9	Humidification system and components.	2	All areas No humidity.	\$ 40,000.00
4.5.10	Heat exchangers.	-	- Not Applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All areas Good condition.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	-	-	Not Applicable	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	-	Not Applicable	
4.6.3	Cooling system controls (including use of current energy management technology).	-	-	Not Applicable	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	Class room Pod	Classroom Pod is heated and cooled by individual rooftop units. Units appear to be in good condition.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All areas	DDC control with pneumatic room controls.	
Overall Mech Systems Condition & Estim. Costs		4	All areas	Generally in good condition.	\$201,000.00

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		Underground secondary service from a pad-mounted transformer located west of the school.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5		High pressure sodium wall packs installed throughout school. Work recently completed to upgrade security lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Car parking receptacles mounted on metal railing. 35 energized stalls. Insufficient amount of vehicle plug-ins.	\$ 2,000.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5	All areas	Edwards EST, Addressible, fire alarm system currently being installed. Control panel located in the General Office Storage Room. LCD Annunciator display located in the main foyer.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All areas	Battery packs c/w integral and remote heads currently being installed throughout school.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All areas	Metal stencil face exit lights throughout school. Incandescent lamp type, exits are not connected to battery packs.	\$ 5,000.00
	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	All areas	Westinghouse main distribution panel located in the north mechanical room. 800 Amp. 120/208 volt-3 phase, 4 wires. Maximum demand 155 KVA (432 Amps). Adequate capacity and spaces available. No surge protection, provide a TVSS surge protector.	\$ 3,500.00
	5.3.2 Panels and wireways capacity and condition.	3	All areas	120/208 volt, 3 phase, 4 wire, branch circuit panels throughout school. Panels are full. Install larger size panels.	\$ 10,000.00
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
	5.3.4 General wiring devices and methods.	3		Insufficient amount of duplex receptacles.	\$ 5,000.00
	5.3.5 Motor controls.	4		Loose motor starters in mechanical rooms. Allan Bradley motor starters.	
	Other				

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All areas	Interior lighting is generally fluorescent. The main fixture throughout the school is 2 x 4, recessed, 2 or 4 lamps, acrylic lensed. Washrooms have surface, 2 lamp, wraparound lenses. Change rooms have surface, 2 lamp, striplights c/w wireguards. Gymnasium has 2 and 4 lamp, surface, gyp liter fixtures c/w wireguards. The Industrial Arts area has 2 lamp, industrial striplights. The light fixtures are in good condition, some have broken lenses. The light levels are generally within recommendations.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All areas	Ballasts to be replaced. PCBs in ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All areas	Change ballasts to T-8, electronic type. Change lamps to T-8, 32 watt. Change exit light lamps to LED type.	See 5.4.3.
Other					\$ 132,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All areas	Telephone system is a Norstar Meridian System. Head-end equipment is located in the Custodian Office. Telephone sets are provided in staff areas, offices and classrooms.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All areas	The sound and intercommunication system is a Rauland MCI-250 system. The sound system is used for general announcements. The telephone system is used for intercommunication between office and classrooms, and classroom to classroom.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All areas	Category 5, FT4 data cabling throughout school. Computers in classrooms and offices are networked.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All areas	Data cabling is installed in conduit and free air.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All areas	Main server located in the east storage room adjacent to the mechanical room. A hub is located in the office storage room. Adequate capacity, secure locations.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All areas	Servers and hubs have dedicated circuits and UPS protect equipment.	
Other					

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.6 Miscellaneous Systems			Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4	All areas	Magnum Alert Intrusion alarm control panel located in the Custodian Office. 5 keyed entry pads are provided in the same room. One (1) keypad is for the main school, the other 4 are for computer rooms. PIR detectors throughout school.	
5.6.3	Master clock system (if applicable).			Not Applicable.	
Other					
5.7 Elevators/Disabled Lifts (If applicable)					
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).			N/A	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$ 157,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		The Three Portables are old (32+ years). Two are utilized for instruction, one for Storage. Recommend that they be replaced. Cost is based on current support level.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	New Basic Building - \$920.00 x 200m2 = \$184,000.00	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Fee: \$ 16,800.00	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Expense: \$ 3,680.00	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Furniture and Equipment: \$ 16,600.00	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Site Development: \$ 18,400.00	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Total Budget: \$239,480.00 SAY \$240,000.00	\$ 240,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	2		
6.1.8	Heating system.	2		
6.1.9	Ventilation system.	2		
6.1.10	Electrical, communication and data network systems.	2		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2		
6.1.12	Barrier-free access.	2		
Overall Portable Bldgs Condition & Estim Costs				\$ 240,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms Portables 94.8 and 83.5	14	5@69.7 2@72.0 2@72.5 85+71.5	1050.3 +78.0	16	80	1280	-229.7	One regular classroom converted into a suite for students with Behavior Disorders complete with two Time Out rooms.
7.2	Science Rooms/Labs	4	71.5 2@88.7 84.5 40.9	374.3	3	120	360	14.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7	102.2 128.2 3@85.0 149+ 74.8	709.2	5	2 @ 130 3 @ 90	530	179.2	Former Art Room converted into a Computer Room.
7.4	Gymnasium (incl. gym storage)	2	447.8 27.9 8.4 18 + 170	672.1	1	815 82	897	-224.9	Existing Stage not included in gym area, however, new storage addition of 18 ± m ² added to area. Mini gym (170 ± m ² located in the relocatable Addition added to the total area under this facility.
7.5	Library/Resource Areas	1	253.2 25	278.2	1	272 30	302	-23.8	
7.6	Administration/Staff, Physical Education, Storage Areas			543.8			668	-124.2	
7.7	CTS Areas								
	7.7.1 Business Education				2	115 115	230	-230	Computer Rooms included in 7.3
	7.7.2 Home Economics	2		225.7	1		160	65.7	
	7.7.3 Industrial Arts	1		224 ±	1		280	-56	Art Room carved out of the original Industrial Arts Laboratory which was 373.0 m ² in area.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc areas)			999.25			1738	-738.75	
	Overall Space Adequacy Assessment			5076.85			6,445	-1368.15	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Computer Lab	Original Art Classroom located near the main entrance to school has been converted into a Computer Room.
C. T. S. Lab Art Classroom	East section of original C. T. S. Laboratory converted into an Art Classroom.
Standalone Portables (3)	Standalone portables are old and should be replaced. Two are utilized for instruction while the third portable is utilized for storage.
Behavior Disorders	A regular classroom in the original building was converted into a classroom for students with Behavior Disorders (currently accommodates 11 students). Two Time Out Rooms incorporated into the 'suite'.
Administration Staff Suite	Several revisions have been made to the Administration-Staff Suite.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments