

School Facility Evaluation Project
Part II - Physical Condition

	School Name:	Harry Balfour			School Code:	1105
	Location:	Grand Prairie			Facility Code:	1820
	Region:	North			Superintendent:	Mr. Gerry Mazer
	Jurisdiction:	Peace Wapiti Regional			Contact Person:	Mr. Al Mckwan
		Division No. 33			Telephone:	(780) 532-8133
	Grades:	K - IX			School Capacity:	795
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	1956	1	1043.6	Frame, flat roof, pre-finished metal panels and brick cladding.	Consists of Hot Water Heating system, served by two (2) Cleaver Brooks Boilers (2250 MBH c/w glycol) located in the original building. The ventilation is provided by one (1) Climate Master air handling unit (6,380 CFM) that is in good condition.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	1962	1	1509.3	Masonry, flat roof, brick.	Consists of the same Hot Water Heating system serving the original building. The ventilation is provided by one (1) Climate Master air handling unit (12,500 CFM) that is in good condition. There is one (1) Climate Master air handling unit (5,500 CFM) serving the Gym that is in good condition.	The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
	1965	1	1214.00	Masonry, flat roof, brick.	Consists of a Hot Water Heating system serving the rest of the school. The ventilation system consists of four (4) Climate Master air handling units. One unit (2700 CFM) is serving the small Gym.	The ventilation system serving the 1965 and 1986 additions can provide minimum fresh air and meets ASHRAE 62-1989 Standards.
	1975	1	83.04	Frame, pitched roof, wood siding.		
	1986	1	1745.19	Masonry, flat roof, pre-finished metal panels and brick cladding.		
					Evaluator's Name:	Tomas O'Scolai M.A.A.A., M.R.A.I.
					& Company:	Tomas Anton O'Scolai Architect

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Upgrading/ Modernization (identify whether minor or major)	1986	1	3968.5	Major 1956 Section 1962 Section 1965 Section	The entire Mechanical system for this school was upgraded in 1989. The hot water system consists of two (2) Cleaver Brooks Boilers in good condition. The ventilation system consists of seven (7) Air Handling units that are in good condition and meet ASHRAE 62- 1989 Standards.	
	1989	1				
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	198.8	Attached - Wood frame, flat roof, pre-finished metal cladding. Modernized 1986.	There are four portables that each have a separate American Standard furnace installed in 1989 for heating. They are in good condition. The ventilation system consists of separate Lennox roof top gas fired units that meet the code requirements for portables.	Good condition generally.
	1986	1	190.15	Attached - Wood frame, flat roof, pre-finished metal cladding.		Good condition generally.
List of Reports/ Supplementary Information	Updated site plan. Updated floor plan. Roof report plans.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Rebuild pre-cast concrete planters. Replace sidewalks.	\$52,250
2	Building Exterior	Repair skylight. Repair floors. Re-roofing. Windows to be re-caulked. Doors to be replaced. Repair down spouts. Replace splashpads.	\$133,750
3	Building Interior	Floor coverings to be replaced. Glued on ceiling tiles to be secured.	\$70,800
4	Mechanical Systems	The existing hot water heating system shall be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements. Therefore the system can be retained as is.	
5	Electrical Systems	The electrical systems are in generally good condition. Branch circuit panels, fire alarm and some additional Em lighting required.	\$55,500
6	Portable Buildings	Repair to window sills. Repair to metal cladding.	\$2,750
7	Space Adequacy:		
	7.1 Classrooms	Surplus + 153.17 m sq.	
	7.2 Science Rooms/Labs	Deficient - 211.49 m sq.	
	7.3 Ancillary Areas	Deficient - 111.60 m sq.	
	7.4 Gymnasium	Slightly deficient - 9.17 m sq.	
	7.5 Library/Resource Areas	Deficient - 136.94 m sq.	
	7.6 Administration/Staff Areas	Deficient - 260.13 m sq.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Marginally excessive + 159.24 m sq.	
	Overall School Conditions & Estim. Costs	Deficient - 416.92 m sq.	\$315,050

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate for current use. However there are concerns regarding the lack of space for future expansion.	
1.1.2	Outdoor athletic areas.	4	Rough grass and hard surface.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Good condition - Pea gravel base.	
1.1.4	Site landscaping.	3	Loose sectional pre-cast concrete raised bed planters around front and sides of school are subject to high maintenance and vandalism. Should be secured or removed.	\$20,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No concerns.	
1.1.7	Evidence of sub-soil problems.	4	No concerns.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	4 accesses from road ways. Pedestrian access from town's sidewalk also.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Driveways are asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	On-site at the rear of the school on ' bus driveway' . Adequate space.	
1.2.4	Fire vehicle access.	4	Rear access is via school ' bus driveway'.	
1.2.5	Signage.	3	Building - signed. Parking - signed. Fire lane - not signed.	\$250
Other				

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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	50 parking stalls - Adequate.	
1.3.2	Layout and safety of parking lots.	4	Generally quite good except for (1.2.4)	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	No concerns.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete generally in good condition, except at the rear (east) of the 1965 addition up to and including the north face of the portables. They are badly cracked up and slope towards buildings. The front entrance stoop and sidewalk to the 1965 addition also need replacing. The sidewalk adjacent to the portable heave in winter and damages the exterior metal cladding.	\$32,000
1.3.6	Curb cuts and ramps for barrier free access.	4	As required.	
Other				
	Overall Site Conditions & Estimated Costs			\$52,250

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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).	3	1956 1962 1965 1975 1986	Suspended, signs of deflecting of wood joists between foundation supports. Concrete slab on grade - No apparent problems. Concrete slab on grade - No apparent problems. Concrete slab on grade - No apparent problems. Concrete slab on grade - No apparent problems.	\$40,500
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1962	East wall above exit door to roof level has settlement crack in masonry (brick). No other apparent problems in any other sections.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No reported problems.	
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).	2	1975 1962 1965	Refer to roof report for recommendations and survey. Shingled roof - replace entirely. Built-up roof - replace portion (750 m sq.). Built-up roof - replace portion (175 m sq.).	\$2,000 \$52,500 \$12,250
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	No reported problems.	
2.2.3	Control of ice and snow falling from roof.	4	All	No evidence of or any reported problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1986	Cone shaped skylight over classroom at front entrance leaks - Requires new flashings.	\$2,500
Other					

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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	1956 1986 1962 1965	Pre-finished metal fascia, hollow pre-finished metal wall panels with brick cladding below - Good condition generally.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	1962 1975	Metal and wood fascias - Wood fascia requires repainting. Wood fascia - rotten - Requires replacing	\$5,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1962	Refer to (2.1.2)	\$500
2.3.4	Interface of roof drainage and ground drainage systems.	2	1956 1986 1962 1965	Interior cast iron down spout extensions to the exterior are broken in most cases. Splashpads are galvanized metal, draining unsuccessfully to planters. - Replace (refer to 1.1.4)	\$9,000
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Generally in good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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).	3	All 1975	Hollow metal doors in steel frames (minor problem with seals). Wood doors in wood frames - Requires replacing	\$2,000 \$1,500
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No concerns.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Operating well - No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Aluminum in good condition. However all windows need re-caulking at wall intersection on exterior.	\$6,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Good conditions.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No reported or observed problems.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$133,750

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1956 All Others	Framed - minor drywall crack. Masonry - No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1956	Refer to (2.1.1)	cost in 2.1.1
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1956 1986	Quarry floor tiles lino. Lino laid in this section need replacing, underlayment staples are starting to protrudes through lino surfaces - Total replacement of lino and underlayment required. Carpet in main office staff room requires replacing. Wood strip flooring in avm. - Good.	\$58,500 \$10,000
3.2.2	Wall materials and finishes.	2	1986 All Others	Drywall painted - paint peeling in front entrance 'Glass House'. Masonry - Good generally.	\$500
3.2.3	Ceiling materials and finishes.	2	1965 All Others	Glued on acoustic tiles - Requires replacing in areas. Suspended acoustic tile / gypsum board.	\$1,800

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	4	All	Maintained well - No reported problems.	
3.2.5	Millwork	4	All	In good shape and functional.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally green boards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1986	Hockey nets, hoops - In good condition.	
3.2.8	Washroom materials and finishes.	4	1956 1986 1962 1965	Mosaic floor tiles, ceramic wall tiles, painted gypsum board ceiling. Mosaic floor tiles, ceramic wall tiles, painted gypsum board ceiling. Mosaic floor tiles, painted concrete block walls, painted gypsum board ceiling. Quarry floor tiles, ceramic wall tiles, painted gypsum board ceiling. All in good condition	
Other		4	All	Metal toilet partition - In reasonable shape. (Handi capped toilets - doors to swing out).	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>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</i>		Bldg. Section	Description/Condition	
		4		Combustible and non-combustible - Non sprinklered.	
		4		Appear to be in place.	
		4		Appear to be in place.	
		4		Appear to be compliant.	
		4		Access to the building is provided.	
		4		No reported concerns.	
		4		None apparent.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$70,800

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).	5	All	The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.			N/A	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	5	All	There is a fire hydrant that is accessible.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).			N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers are throughout the building and are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			N/A	
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).	5	All	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition. The water closets and urinals are flush valve type. The drinking fountains in the 1965 addition are in poor condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	The domestic hot water system consists of two (2) Turbo natural gas fired heaters. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
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	The existing hot water heating boiler plant consist of two (2) natural gas fired Cleaver Brooks boilers and two (2) heating pumps. The system is complete with glycol. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	The existing mechanical system is using DDC control system .The classroom radiation is pneumatic controlled.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	The existing chemical pot feeder is in accessible location and is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All	All cartridge filters are clean and in fair condition.	
4.4.7	Heating humidification systems and components.	N/A	All	The Humidification system does not exist.	

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	The hot water heating piping system is in good condition. The ductwork serving the entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	All mixing boxes are located within the Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1975 1986	The heating distribution in the gymnasiums consists of perimeter radiation and is in good condition.	
4.4.13	Zone/unit heaters and controls.	4	All	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
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	There are seven (7) Climate Master air handling units serving the entire school. All air handling units were installed in 1989 and meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	All	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1965 1986	There are three roof top gas fired units serving the computer rooms and the main entrance. Two of the units are Eng. Air and the other one is a lennox unit.	
Other				N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All	The ventilation system is using pneumatic control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All	Air filtration system consists of med-efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.	4	All	All water heat exchangers serving air handling units coils are in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	The ventilation distribution system and components are in fine 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).			N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)			N/A	
4.6.3	Cooling system controls (including use of current energy management technology).			N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).			N/A	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	The existing control system is pneumatic control system and is not using the current energy management technology.	
Overall Mech Systems Condition & Estim. Costs					

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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	Padmounted transformer located west of the school. Underground primary service to transformer. Underground secondary service to main distribution panel.		
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4	Canopy and wall mounted high pressure sodium fixture throughout school. Wall mounted PL lamp wall packs. Pole mounted luminaires in the parking lot. Adequate security lighting.		
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	Car parking receptacles mounted in ACE metal post and building mounted. 40 stalls mounted in post and 8 wall mounted electrical outlets. Sufficient amount of vehicle plug-ins.		
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Simplex 2001 fire alarm control panel at the main vestibule. Annunciator panel in the general office. The system has 13 active zones and 15 spaces. System is obsolete, additional fire detectors required in dressing rooms. Recommend replacement of system.	\$30,000
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	3	All	Battery packs c/w remote and integral heads throughout facility. Washrooms require Em lighting.	\$2,000
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Metal stencil face EXIT signs throughout school. EXITsigns have LED lamps and tied into the battery packs.	
	Other				

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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	FPL main distribution panel located in the main electrical room. 1200 amp - 120/208 volt - 3 phase, 4 wire. Molded case main breaker (1200 amp) and sub-breakers maximum demand 120KVA (333 amp). Adequate capacity. No surge protection.	\$3,500
5.3.2	Panels and wireways capacity and condition.	3	All	FPL 120/208V - 3 phase, 4 wire branch circuit panels throughout school. Panels are generally full. Recommend expanding panels to larger types.	\$20,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Duplex receptacles are generally adequate.	
5.3.5	Motor controls.	4	All	Loose motor starters throughout school.	
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	<p>The school's interior lighting system is fluorescent. Lighting fixtures throughout are 1x4, single or 2 lamps, wraparound acrylic diffusers, surface mounted.</p> <p>The library has recessed , 2x4 fixtures.</p> <p>The large gymnasium has 1x4, surface mounted, striplights c/w wireguards and pendant mounted metal Halide high bay fixtures. The small gym. has surface mounted, 1x4, gym. liter fixtures. The light fixtures are in good condition. The lighting levels are within recommendations. Some surface fixtures have lenses damaged at the ends.</p>	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	Ballasts are T-8, electronic type.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	Ballasts have been retro-fitted to T-8, electronic type. Lamps are T-8, 32 watts.	
Other					

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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	NEC Electra-Elite telephone system. Head-end equipment is located in the north-end custodian room. Telephone sets located in the classrooms and offices.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The sound and intercommunication system is a Bogen multi-com 2000 system. Cabinet located in the north-end custodian room. The system is integrated with the telephone system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5 DATA cabling is provided in the school. Classrooms have 1 DATA outlet.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	DATA cabling installed in conduit and free air.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Server located in the computer room. Some classrooms have mini-hubs.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits provided for computers and servers.	
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	Magnum alert intrusion alarm system located in the general office ceiling space. Entry keypad located in the general office.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 2350 master clock system controls class change signals.	
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				\$55,500

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood beams were replaced with steel. Founded on piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt and gravel built-up roof.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Pre-finished metal cladding. Portion of east wall requires replacement.	\$750
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Windows aluminum interior sill are damaged. Doors (Int) pressed steel frame. Doors (Ext) hollow metal steel frames.	\$2,000
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Lino to floors. Vinyl covered gypsum board to walls. Ceiling gypsum board - Spray textured finish. Suspended acoustic tiles in corridors.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Fair condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Green boards and tack boards are adequate.	
6.1.8	Heating system.	4	The heating system consist of individual classroom gas fired furnaces. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system is provided by individual roof top gas fired units. The system meets standards for portable classroom application.	
6.1.10	Electrical, communication and data network systems.	4	The electrical systems are generally in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent concerns.	
6.1.12	Barrier-free access.	4	Interior ramp is in place.	
	Overall Portable Bldgs Condition & Estim Costs		Good condition.	\$2,750

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	29	68.73	1993.17	23	80	1840	153.17	Classrooms include portables.
7.2	Science Rooms/Labs	1		148.51	3	120	360	-211.49	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	104.6	418.4	2 3	130 90	530	-111.6	
7.4	Gymnasium (incl. gym storage)	1 1	599.83 288.00	887.83			897	-9.17	
7.5	Library/Resource Areas	1		213.06			350	-136.94	
7.6	Administration/Staff, Physical Education, Storage Areas			206.87			467	-260.13	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2116.24			1957	159.24	
	Overall Space Adequacy Assessment			5984.08			6401	-416.92	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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