	School Name:	Holy Trinity High School				School Code:	8411
	Location:	Edmonton				Facility Code:	2062
	Region:	Central				Superindendent:	Dr. Dale Ripley
	Jurisdiction:	Edmonton Catholic Regional Division No. 40				Contact Person:	Mr. Garnet Mc Kee
						Telephone:	(780) 453-4500
	Grades:	10 to 12				School Capacity:	850

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	1982	2	8591.6	steel framed structure with flat roof and face brick cladding.	hot water heating, rooftop air handling units.	Adjoins Millwoods Rec. Centre
Additions/ Expansions	N/A					

						Evaluator's Name:	Burgess Bredo
						& Company:	Burgess Bredo Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1991 1992 1994 2000	1 1 1 1	 842 	Minor: convert beauty culture area into a classroom. Minor: modification to lighting and stage in Drama area. Major: modernization to Industrial Arts for conversion to CTS. Minor: provide exhaust from Science Room chemical storage cabinet.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables.		
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 25, 1999.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Provide ground cover pavers below roof overhangs. Clean efflorescence off brick planters. Repair sidewalks.	$21,300.00
2	**Building Exterior**	Replace roofing. Re-configure window vents. Miscellaneous minor repairs.	$249,300.00
3	**Building Interior**	Upgrade finishes in areas. Repairs and re-furbishing of millwork. Whiteboards and tackboards. Upgrade interior locksets. Miscellaneous minor repairs.	$148,200.00
4	**Mechanical Systems**	Mechanical system is generally in good shape, however, roof top mounted ventilation units are in very poor shape and should be replaced in order to maintain service to building.	$255,000.00
5	**Electrical Systems**	Electrical system is generally in good shape, however, upgrades are required to the fire alarm system, emergency exit signs, and building intercom system. Also, the fluorescent lighting should be retrofitted to T8 lamps and additional receptacles provided in classrooms.	$423,000.00
6	**Portable Buildings**	No portables	N/A
7	**Space Adequacy:**		
	7.1 Classrooms	Deficient - 453.9	
	7.2 Science Rooms/Labs	Excessive +136.0	
	7.3 Ancillary Areas	Excessive +106.5	
	7.4 Gymnasium	Deficient - 237.9	
	7.5 Library/Resource Areas	Excessive +32.2	
	7.6 Administration/Staff Areas	Deficient - 412.7	
	7.7 CTS Areas	Deficient -571.0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +1405.2	
	Overall School Conditions & Estim. Costs	Excessive +90.6	$1,096,800.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	5	Large site adjoining large district recreational area.	
1.1.2	Outdoor athletic areas.	3	Rough grass throughout. No hard surface. Bare patches throughout adjacent building and below overhangs; introduce ground cover and/or brick pavers.	$20,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Football, soccer and baseball fields.	
1.1.4	Site landscaping.	3	Brick retaining walls forming planters, mature trees and lawn areas at front of school. Balance of site in rough grass. Significant efflorescence on brick retaining wall, clean.	$500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Flag poles and bike stands provided. Chain link fencing enclosure around school vans.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage around site.	
1.1.7	Evidence of sub-soil problems.	3	Some settlement of topsoil at link to Rec. Centre and concrete sidewalk in areas	Costed in 1.3.5
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other		5	Monument located in courtyard on south side of school. Most of courtyard finished with concrete and brick paving.	
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access to parking lot from three points on 28 Avenue. Pedestrian access site from City sidewalk along 28 Avenue. No problems evident.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Driveway along north, east and south sides of school are asphalt with cast in place concrete curbs. Portions of driveway at front of school finished with brick pavers.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off zone located on site adjacent front entrance of school.	
1.2.4	Fire vehicle access.	4	Good access all around building.	
1.2.5	Signage.	4	Building signed. Parking signed. Fire lane signed.	
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	109 parking stalls in total; 49 energized for staff, 57 for students and visitors, 3 designated for BFA.	
1.3.2	Layout and safety of parking lots.	4	Parking lots separated from sidewalk; no problems evident.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surfaced parking lots with cast in place concrete curbs.	
1.3.4	Layout and safety of sidewalks.	4	Layout of sidewalks appears to function well. No conflicts with vehicular traffic.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks have settled in areas creating hazardous steps; replace portions. Drainage is sufficient.	$800.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cut provided at fire lane and relatively close to ramped walkway to front entrance.	
Other				
	Overall Site Conditions & Estimated Costs			$21,300.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	2	1982	Metal deck and open web steel joist suspended floors, concrete slab on grade; significant cracks in Food Services Area since summer 1999. Investigate causes for cracking and perform work for structural stabilization (e.g. mud jacking, drainage).	$25,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1982	Concrete block walls and steel columns; bulk is acceptable but significant cracks in Food Services Area since summer, 1999.	Costed in 2.1.1
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1982	Metal deck and open web steel joist assembly; no problems evident.	
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***				
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).	3	1982	Conventional BUR has required occasional repairs and is nearing end of effective design life and will require replacement (3890 sq.m.).	$220,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1982	Roof hatch from mechanical room, ladders to all parts of roof; no problems evident.	
2.2.3	Control of ice and snow falling from roof.	4	1982	No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1982	Small aluminum framed acrylic skylight over original Chapel; no problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1982	Face brick everywhere; no problems evident.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1982	Pre-finished metal decking at insulated soffits, pre-finished metal flashings at parapets; no problems evident.	
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	1982	Painted concrete block and conventional BUR are primary components of the building envelope. No evidence of air infiltration/exfiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1982	Roof drains generally tied into City storm sewer. Metal rain water leaders drain second floor "deck" areas; no drainage concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1982	Cracking of interior walls relatively minor but for Food Services Area (see 2.1.2).	
Other					
2.4	**Exterior Doors and Windows**				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1982	Aluminum entrances and sidelites at main entrance, hollow metal doors (with and without glazing) set in pressed steel frames; no problems evident.	

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).	3	1982	Wood framed screen door at Food Services Area should be replaced with new hollow metal door with integral window sliders to improve ventilation.	$800.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1982	Panic hardware functioning properly.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1982	Aluminum framed with sealed units. Openable vents in Cafeteria are quite large and open in rendering them of minimal value in Cafeteria; modify design and replace.	$3,500.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1982	Insect screens missing on Cafeteria vents; replace.	Costed in 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1982	Aluminum windows, glazed hollow metal doors and aluminum entrance. No problems evident.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$249,300.00

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	1982	Concrete blocks in most areas. Serious cracking in Food Services Area.	Costed in 2.1.1
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1982	Cracking in concrete floor slabs in Food Services Area.	Costed in 2.1.1
Other					
3.2	**Materials and Finishes**				
3.2.1	Floor materials and finishes.	3	1982	Sheet vinyl and vinyl tile in hallways; some repairs/replacement required. Quarry and ceramic tile floors in areas; minor repairs required. Carpet in Administration Area and 6 classrooms is worn and requires replacement. Flooring in 4 classrooms to be replaced by August 2000; replace balance. Gymnasium floor requires sanding down, repair and refinishing.	$34,000.00
3.2.2	Wall materials and finishes.	3	1982	Painted concrete block and gypsum board in good condition. Ceramic tile in Food Services will require repair after structural repairs (see 2.1.1).	$15,000.00
3.2.3	Ceiling materials and finishes.	3	1982	Acoustic tile set in T-bar grid and gypsum board; replace damaged ceiling tiles in approximately 35% of school.	$15,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**				
3.2.4	Interior doors and hardware.	3	1982	Hollow metal and wood doors set in pressed steel frames. Some locksets stick and are difficult to open; replace 12 locksets. Master keying is redundant and confusing; re-key to unified system. Washroom doors are hazardous to people entering/exiting simultaneously. Introduce small viewing lite.	$8,000.00
3.2.5	Millwork	3	1982	Clear finish wood cabinets with plastic laminate countertops. Laminate cracked and broken in a number of areas; re-clad. Generally all millwork requires minor repair and re-finishing. Additional storage required in classrooms and music room. New millwork in CTS clad with plastic laminate; good condition.	$35,200.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1982	Chalkboard in classrooms should be replaced with whiteboards. Additional tackboards required in classrooms.	$28,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1982	Basketball backboards and bleachers in gym; good condition. Wide variety of CTS equipment. Commercial kitchen equipment.	
3.2.8	Washroom materials and finishes.	4	1982	Floors: ceramic tile, good condition. Walls: concrete block and ceramic tile, good condition. Ceilings: painted gypsum board, good condition.	
Other		3	1982	Metal toilet partitions; replace 50% of doors due to damage. Metal lockers in good condition.	$2,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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***				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1982	Non-combustible construction, non-sprinklered. Any major upgrading would likely require sprinklers, but no cost assigned.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1982	School split into zones; replace wedges at doors with electromagnetic hold open devices.	$3,500.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1982	Appears to comply.	
3.3.4	Exiting distances and access to exits.	4	1982	Appears to comply.	
3.3.5	Barrier-free access.	3	1982	Path of travel: complies, elevator provided. Doors and doorways: power assisted entrance required. Washrooms: comply.	$7,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1982	No asbestos audit available. Unlikely that asbestos present given age of the building.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1982	No concerns.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$148,200.00

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).	4	1982	Catch basins located around building in parking and driveways, surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1982	A few hose bibbs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**				
4.2.1	Fire hydrants and siamese connections.	4	1982	Siamese connection provided for building fire hose cabinets.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	1982	Fire hose pump provided for fire hose standpipe. Fire pump has a 500 US gpm capacity. Pump is leaking, has a rusted housing, and is in need of major servicing.	$5,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1982	ABC type multi-purpose fire extinguishers in recessed cabinets. No problems noted.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1982	Fire extinguisher system provided to kitchen range hood. System appears to be in good working order with no problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1982	Municipal service with 254 mm main service with 152 mm to fire fighting and 101 mm to building with 51 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1982	No domestic water booster pumps. Valves appear in good shape. Backflow preventors provided to both fire line and main domestic water line. No problems noted.	
4.3.4	Piping and fittings.	4	1982	Generally copper water supply piping through most of building. All appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1982	Recess mounted stainless steel lavatories with timed faucets, wall hung urinals with flush valves, and floor mounted water closets with flush valves.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1982	Two Raypak 345 MBH input each boilers with 2 Armstrong pumps and water storage tank. All appear in good operating order with no problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1982	Municipal service connection to building with no problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**				
4.4.1	Heating capacity and reliability (including backup capacity).	4	1982	Two Raypak 4000 MBH input each boilers with 2 Armstrong pumps, (2 years old). All appear in good operating order.	
4.4.2	Heating controls (including use of current energy management technology.	4	1982	Boilers controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1982	Combustion air appears to be adequate. Chimney constructed of galvanized sheet metal and appears in good shape.	
4.4.4	Treatment of water used in heating systems.	4	1982	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1982	Low water cut-off and pressure relief to boilers. Boiler alarm provided through building energy management system. All appears in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	1982	Ventilation system has replaceable media type filters in metal racks. No problems noted.	
4.4.7	Heating humidification systems and components.	4	1982	Humidification provided through a Weil McLain 850 MBH input boiler. No problems noted.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1982	Schedule 40 steel piping provided for hot water heating and ductwork for ventilation air. No problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1982	Fiberglass pipe insulation provided to all domestic water and heating piping. Insulation appears in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	1982	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1982	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	1982	Convectors in corridors, force flow units in corridors, and unit heaters in mechanical room. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**				
4.5.1	Air handling units capacity and condition.	2	1982	Ten roof top mounted packaged Climate Master heating and ventilating units. Units are very old and in poor shape. Gas pressure regulators serving each unit are located adjacent to fresh air intake on unit and represents a safety concern. Redo gas piping to relocate regulator relief and replace ventilating units with new in order to maintain continued service.	$250,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1983	Design requirements unknown. Likely designed at 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1983	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	1983	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	1983	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1983	Kitchen range hood exhaust, Murphy dust collector to wood working shop, welding exhaust to welding shop, and general exhaust to automotive shop. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**				
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**				
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**				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1982	Andover DDC control system. No problems noted.	
	Overall Mech Systems Condition & Estim. Costs				$255,000.00

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	1983	Underground service from pad mounted utility transformer. Service size is 800 ampere circuit breaker, 600/347V/3PH/4W with secondary 120/208V/3PH/4W transformers. Service is made by Wesco. No problems noted.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	1982	High pressure sodium lights provided around building exterior. No problems noted.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1982	Approximately 49 electrified stalls. No problems noted.	
Other					
5.2	**Life Safety Systems**				
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1982	Old simplex fire alarm control panel with remote annunciator at entrance door. System is old and should be replaced with new. Also, provide tamper switches at shut off valves to building water service and fire fighting, and visual strobe lights to comply with present code.	$45,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1982	Provided from emergency generator and corridor and building lights. No problems noted.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1982	Incandescent style exit signs provided. Signs are old and in poor shape. Replace with LED type exit signs.	$18,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**				
5.3.1	Power service surge protection.	3	1982	Add surge protection.	$5,000.00
5.3.2	Panels and wireways capacity and condition.	3	1982	Westinghouse panelboards located throughout school, mostly filled to capacity with minimal spares. Provide four new panelboards to accommodate future electrical loads to classrooms.	$20,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1982	John Deere, 93.8 KVA diesel fired standby generator. System appears in good working order with no problems noted.	
5.3.4	General wiring devices and methods.	3	1982	Wiring devices generally in good shape and provided with stainless steel coverplates. Insufficient receptacles in classrooms to accommodate current electrical needs. Provide additional receptacles in each classroom.	$30,000.00
5.3.5	Motor controls.	4	1982	Motor starters provided to major motor loads. Starters appear in good shape with no problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1982	HID indirect lighting to gym with low lighting levels. Upgrade lighting to gym. Indirect fluorescent lighting to computer rooms, surface mounted T12 style fluorescent lighting to classrooms and recessed mounted in corridors. Fluorescent light fixtures generally in good shape.	$15,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1982	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1982	Recommend that fluorescent lighting be retrofitted to T8 style lamps with electronic ballasts.	$225,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1982	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1982	Older Bogen MGA-1 intercom system. Recommend system be upgraded in order to provide continued service.	$65,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	1982	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1982	Wiring installed in conduit and surface raceways with no problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1982	Dedicated server room with no problems noted.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1982	Power wiring to computers and equipment appears to be good with no problems noted.	
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.6	**Miscellaneous Systems**				
5.6.1	Site and building surveillance system (if applicable).	4	1982	Building surveillance provided at building exterior and some corridors. No problems noted.	
5.6.2	Intrusion alarms (if applicable).	4	1982	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4	1982	Class change tones controlled from building energy management system. No problems noted.	
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).	4	1982	One Otis hydraulic elevator provided complete with emergency telephone. No problems noted.	
5.7.2	Condition of elevators/lifts.	4	1982	Elevator services main and second floors.	
5.7.3	Lighting and ventilation of elevators/lifts.	4	1982	Appears to be fluorescent lighting in elevator with no concerns noted.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$423,000.00

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.		No Portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			N/A

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14	72	1007.1	18	80	1440	-453.9	Based on high school tables, capacity 750.
7.2	Science Rooms/Labs	5	123.2	616	4	120	480	136	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	6	106.1	636.5	2 3	130 90	530	106.5	
7.4	Gymnasium (incl. gym storage)	1	912.1	912.1	1	1050 100	1150	-237.9	
7.5	Library/Resource Areas			410.2	1	378	378	32.2	
7.6	Administration/Staff, Physical Education, Storage Areas			385.3	1 1 1	467 180 151	798	-412.7	
7.7	CTS Areas								
	7.7.1 Business Education	4	102.6	410.2	3	115	345	65.2	
	7.7.2 Home Economics	1	128.3	128.3	1	160	160	-31.7	
	7.7.3 Industrial Arts	1 1	84 71.3	155.3	1 1	300 510	810	-654.7	
	7.7.4 Other CTS Programs	3	156.5	655.4	3	180	540	115.4	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3275.2	1 1 1 1	1081 519 180 90	1870	1405.2	
	Overall Space Adequacy Assessment			8591.6			8501	90.6	