School Name: Hythe Junior High School
Location: Hythe, Alberta
Region: North
Jurisdiction: Peace Wapiti Regional Division No. 33
Grades: 7, 8, 9

School Code: 1106
Facility Code: 1821
Superintendent: Mr. Gerry Mazer
Contact Person: Mr. Al McEwan
Telephone: (780) 532-8133
School Capacity: 325

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	1957	1	864.5	Slab on grade, loadbearing masonry.	School heat and ventilation have replaced original steam boiler heating. Private well water. Municipal sewer.	Poor indoor air quality.
Additions/ Expansions	1961	1	457.1	Slab-on-grade, loadbearing masonry, glulam roof structure.	School heat and ventilation by furnaces.	Poor indoor air quality.
	1963	1	953.92	Slab-on-grade, loadbearing masonry, glulam roof structure.		

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

Upgrading/ Modernization (identify whether minor or major)	1989			New windows (energy upgrade).	Some furnaces replaced with gas unit ventilators in 1957 and 1961 wing. Gymnasium ventilation by gas air handling units added with above work. Minimal DDC monitoring of building temperatures in past few years added.	Improved indoor air quality with unit ventilators.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1988	1	173	2 attached portables.	Two portables and corridor - each have gas furnace for heat and ventilation. No outdoor air on furnaces. Corridor and portable extinguishers are missing.	Add outdoor air to rooms for improved indoor air quality. Replace fire extinguishers. Deteriorating substructure.

List of Reports/ Supplementary Information	Alberta Independent Inspection Roof Report - August 1995. Partial re-roof tender May 1996. School facilities appraisal from maintenance department attached.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site is generally adequate. Minor sidewalk repair needed.	$ 10,000.00
2	**Building Exterior**	Exterior has been partially re-clad. New cladding required for remainder of building. New roof required on gymnasium.	$ 119,000.00
3	**Building Interior**	Finishes are deteriorating. Significant upgrade/modernization is required.	$ 92,000.00
4	**Mechanical Systems**	New heating and ventilation systems recommended for improved indoor air quality where proper outdoor air is currently not provided by unit ventilators (costs reflected). Plumbing fixtures ok. Plumbing original and should be replaced (costs reflected). School is not sprinklered and controls should be upgraded with heating and ventilation. Building services appear ok. Water supply may require additional chemical treatment. Sprinkler system may not be possible with current water supply (no cost carried).	$ 326,000.00
5	**Electrical Systems**	Existing electrical service and power distribution is in good condition with available spare capacity. Additional branch circuit wiring required in classrooms. Lighting throughout has been replaced/upgraded (energy retrofit has resulted in low lighting levels in some areas) and some additional exterior lighting required. School communication systems meet current school requirements.	$ 27,000.00
6	**Portable Buildings**	Two attached portables are in deteriorating condition. Foundation adjustment required. Replace furnaces and improve indoor air quality recommended	$ 40,100.00
7	**Space Adequacy:**		
	7.1 Classrooms	Classrooms are generally small.	
	7.2 Science Rooms/Labs	Only one science lab - two are required.	
	7.3 Ancillary Areas	Very little ancillary space.	
	7.4 Gymnasium	Gymnasium is too small - no change rooms.	
	7.5 Library/Resource Areas	Library is very small and has been reduced.	
	7.6 Administration/Staff Areas	Inadequate.	
	7.7 CTS Areas	Minimal - one computer lab.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	All spaces are sub-standard, too small. Severe space shortage.	
	Overall School Conditions & Estim. Costs		$ 614,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Okay	
1.1.2	Outdoor athletic areas.	4	Okay	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Okay - good equipment for Junior High.	
1.1.4	Site landscaping.	4	Some landscaping needed.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Some regrading required - ponding evident around building.	$ 5,000.00
1.1.7	Evidence of sub-soil problems.	4	None	
1.1.8	Safety and security concerns due to site conditions.	4	None	
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	Good - Main street access and reasonable parking.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel roads.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Good access on site for buses.	
1.2.4	Fire vehicle access.	4	Good streetfront access.	
1.2.5	Signage.	4	Adequate	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Parking stalls sufficient.	
1.3.2	Layout and safety of parking lots.	4	Layout is adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel parking lot.	
1.3.4	Layout and safety of sidewalks.	3	Main entry sidewalk cracked.	$ 5,000.00
		4	Other sidewalks have been replaced.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks. See 1.3.4.	
1.3.6	Curb cuts and ramps for barrier free access.		N/A	
Other				
	Overall Site Conditions & Estimated Costs	4		$ 10,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	**Overall Structure**		**Bldg. Section**	**Description/Condition**	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	57	Wood frame on crawlspace.	
		4	61	Wood frame on crawlspace.	
		4	63	Slab-on-grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	57	Wood frame - gymnasium wall just upgraded and re-insulated.	
		4	61	Wood frame.	
		4	63	Loadbearing masonry.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	57	Wood frame.	
		4	61	Wood frame.	
		3	63	Painted glulams - some cracking evident but no movement or deflection apparent. Structural investigation maybe warranted.	$ 5,000.00
2.1.4	Control/expansion joints.				
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying***		**Bldg. Section or Roof Section**	**Description/Condition/Age**	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).		57	Partially re-roofed in 1996. Gym roof does not appear to have been re-roofed. Gym should be re-roofed shortly, 400 m2 @ $100.	$40,000.00
			61	Re-roofed in 1996 - good new condition.	
			63	Re-roofed in 1998 - good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).			N/A	
2.2.3	Control of ice and snow falling from roof.			N/A	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	**Exterior Walls/Building Envelope**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	57	Vinyl cladding at old windows. Stucco below and around windows.	
			61	Stucco cracking and spalling. Should be repaired.	$20,000.00
			63	Single wythe concrete block. See 2.3.3.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	57	Pealling paint at soffits and fascias.	$ 8,000.00
			61	N/A	
			63	N/A	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on	5	57	New insulating at metal cladding on gymnasium.	
		3	61	Stucco poor - spalling and cracking. See 2.3.1.	
		3	63	Masony wall very poor. Needs membrane, insulation and cladding.	$25,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Adequate	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No evidence of moisture.	
Other					
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Doors in deteriorating condition and should be replaced shortly.	$ 8,000.00

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).	3	All	Hardware is aging and should be replaced on exterior doors.	$ 7,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Hardware is aging. See 2.4.2.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	All windows except two were replaced with new aluminum windows in 1985. Two old wood windows should be replaced.	$ 6,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Good condition. See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	57, 61	Partial re-cladding - good condition.	
		5	63	No insulation - block walls spalling. See 2.3.3.	
Other					
	Overall Bldg Exterior Condition & Estim Costs	4			$119,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Walls are well maintained. Some have been recently repainted, others need paint. See 3.2.2.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Sheathing telegraphing through flooring. Replace sheathing when replacing flooring. (100m2 @ $17/m2)	$17,000.00
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	57	Sheet flooring and some carpets/hardwood flooring in gymnasium (good).	
		3	61	Sheet flooring marmoleum redone in 1997.	
		3	63	Original VA tile. Replace worn flooring (1000 m2 @ $38/m2)	$38,000.00
3.2.2	Wall materials and finishes.	3	57	Painted GWB/wood trim/gymnasium walls need frequent painting.	
		3	61	Needs painting (1000 m2 @ $12/m2).	$12,000.00
		3	63	Painted block.	
3.2.3	Ceiling materials and finishes.	4	All	Glued on ceiling tile throughout classrooms.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	4	57, 61	Original wood doors and hardware.	
			63	HMF and wood door.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Lino-tapped bookcases needs replacement (bowed) - good quantity. Plastic laminate top in science lab. (770 m2 @ $33/m2)	$25,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Original chalk and tackboards - adequate condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Basketball hoops - adequate.	
3.2.8	Washroom materials and finishes.	4	All	Replaced +/- 10 years ago - ceramic tile floors and walls in good condition.	
Other					
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	57/61	Combustible construction, unsprinklered.	
			63	Non-combustible, unsprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).			None evident.	

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	All	Appears adequate.	
3.3.4	Exiting distances and access to exits.	4	All	Appears adequate.	
3.3.5	Barrier-free access.	4	All	Appears adequate.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F1	All	Might be some asbestos in ceiling tiles.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No serious concerns.	
Other					
	Overall Bldg Interior Condition & Estim Costs	4			$ 92,000.00

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	All	A. Rain water leaders splash to grade. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	2	All	A. Hose bibbs problematic and have been decommissioned.	See Item 4.3
4.1.3	Outside storage tanks.	-	All	None	N/A
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	2	All	A. No hydrants or siamese. No municipal water supply.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	-	All	A. No fire suppression systems.	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	A. Hand extinguishers in corridors, mechanical rooms, science rooms and science storage. Extinguishers are dated and may need replacement.	$ 1,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	-	-	None	N/A
Other				Sprinkler system not viable with no municipal water supply.	-

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	A. Private well system with well pump and indoor cistern (approximately 600 USGAL) located adjacent to basement Mechanical Room 001. Pressure pump and tanks off cistern. B. Cistern added approximately 1 year ago due to low well recovery to improve water volume supply.	-
4.3.2	Water treatment system(s).	4	All	A. Only UV water purification for potable water (1 year old upgrade). B. Maintenance takes monthly samples for testing. Supplementary water treatment may be required in the future (i.e. chlorination or RO?).	-
4.3.3	Pumps and valves (including backflow prevention valves).	-	All	A. No backflow prevention.	-
4.3.4	Piping and fittings.	3	All	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Should replace. B. Cast iron sanitary original. Some piping replaced with PVC. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	A. No handicapped fixtures noted. B. Washroom and janitor fixtures are old (obsolete) but in good condition. Should replace with piping.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	A. One gas fired domestic hot water tank rated at 40 USGAL serves 1957 washrooms. B. One gas fired domestic hot water tank rated at 40 USGAL complete with recirculation serves 1963 change rooms, washrooms, staff and science rooms. C. Condition is good.	-
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	A. Municipal sewer. B. Basement mechanical room sump and pump for floor drains. C. Crawlspace sump and pump for surface water. D. Conditions of sump pumps ok as noted by maintenance. E. No gas turrets or acid dilution on sinks in science room.	-
Other				Plumbing System Upgrade Estimate	$140,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All	A. Gymnasium heat by 2 year old gas air handling unit. Condition is good. B. Entire school heated by furnaces except 1957/1961 wing by gas unit ventilators. No back-up. C. 1961 and some 1963 furnaces are 8+ years old. Rated at approximately 80 MBH each. Condition appears good. D. Unit ventilators at 1957/1961 were added approximately 5 years ago. Rated at approximately 60	-
4.4.2	Heating controls (including use of current energy management technology.	4	All	A. Programmable furnace thermostat control. B. Gymnasium air handling unit control by DDC panel and space (gymnasium) temperature sensor.	-
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	A. Combustion air duct provided for each furnace and gymnasium air handling unit. B. Combustion flues on furnaces in good condition.	-
4.4.4	Treatment of water used in heating systems.	-		N/A	N/A
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	-		N/A	N/A
4.4.6	Heating air filtration systems and filters.	4	All	A. 1" flat filter either in furnace or return air duct to furnace. B. 1" flat filter in gymnasium air handling unit.	-
4.4.7	Heating humidification systems and components.	-		None	N/A

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	A. 1957/1961 unit ventilators have no ductwork. Integral air outlets. B. 1963/ 1961 furnaces have ducted plenums adjacent to walls. C. Gymnasium ductwork at high level and exposed. D. General condition of ductwork is good. E. Existing 1957 abandoned steam and condensate pipe in crawlspace.	-
4.4.9	Heating piping, valve and/or duct insulation.	4	All	A. No ductwork insulation except some internal lining on outdoor air ducts to furnaces and air handling unit.	-
4.4.10	Heat exchangers.	4	All	A. Gas heat exchangers on furnaces up to 8 years old should be ok. No evident signs of problems.	-
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	A. Most furnaces have fixed outdoor air. B. Dampers and linkages on gymnasium air handling unit and 1957/1961 unit ventilators appear in good operating condition and fully modulating.	-
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	A. General comfort ok.	-
4.4.13	Zone/unit heaters and controls.	3	All	A. Northwest entrance (1963) has gas unit heater with wall mounted thermostat control. B. Northwest corridor end (1963) has gas unit heater with wall mounted thermostat. C. Unit heaters in good condition. D. Unit heaters appear to use room air for combustion. Recommend adding ducted outdoor air for combustion.	See Below
Other				Heating System Upgrade Estimate	$ 85,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems**		**Bldg. Section**	**Description/Condition**	
4.5.1	Air handling units capacity and condition.	4	All	A. Furnaces and unit ventilators throughout school. See heating. B. One gymnasium air handling unit for ventilation and heating, located at mezzanine. See heating.	-
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	A. Furnace, unit ventilator and gymnasium air handling unit outdoor air unknown. B. Furnaces have fixed 6" outdoor air duct. C. Unit ventilators and gymnasium air handling unit ducted for 100% outdoor air capabilities. Actual outdoor air provision unknown.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	-	All	A. AC/H unknown.	-
4.5.4	Exhaust systems capacity and condition.	3	All	A. Poor change room exhaust in 1963 area should be upgraded. B. Washroom exhaust appears adequate. C. Capacity and condition of fans unknown.	See Below
4.5.5	Separation of out flow from air intakes.	-	All	A. No concerns noted.	-
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	A. Science room fume hoods have been removed. B. Nominal exhaust at science storage room. C. Crawlspace exhaust at north end of 1957 crawlspace.	-
Other		2	All	A. Some supply air from furnace adjacent to 1961 vestibule to crawlspace. B. 1963 corridor northwest end has exhaust to "draw" outdoor air from 1957/1961 corridor for improved ventilation. Dedicated equipment should be added to provide proper and tempered outdoor air to 1963 wing. C. VOC sensors and occupancy scheduling adjust outdoor air quantities to gymnasium air handling unit and 1957/1961 unit ventilators.	See Below
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	All	A. Furnace thermostats. See heating. B. Gymnasium DDC control. See heating.	-
4.5.8	Air filtration systems and filters.	4	All	A. 1" filters. See heating.	-
4.5.9	Humidification system and components.	-	All	None	N/A
4.5.10	Heat exchangers.	4	All	A. Gas heat exchangers on furnaces, unit ventilators, and gymnasium air handling unit. See heating.	-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	A. Ductwork appears in good condition. See heating.	-
Other				Ventilation System Upgrade Estimate	$100,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	-	All	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	All	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	All	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1961	A. Computer lab has DX dedicated cooling with furnace with free cooling capabilities by furnace.	-
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	A. Honeywell DDC panel for gymnasium air handling unit control with occupied/ unoccupied control, VOC control of outdoor air, and unit on/off monitoring. Not building wide system. Very small scale monitoring and control. B. Corridor temperature sensor monitoring. C. Dial in/out capabilities. D. Crawlspace and corridor exhaust control by DDC. E. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of $70,000 (not carried in over-all cost estimate).	-
	Overall Mech Systems Condition & Estim. Costs	4			$ 326,000.00

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		400A 120/240 Volt FPE Main Distribution Centre overhead service (150A demand)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Incandescent soffit lighting at exit doors only -- no lighting in parking areas.	$ 5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		12 vehicle plug-ins mounted on west exterior wall.	
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		Retrofitted fire alarm - 1985 - Edwards 6604 4-zone number of detectors and zones does not meet current code requirements -- no strobes.	$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery operated self-contained emergency lighting -- meets building code requirements.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Illuminated exit signage system generally meets building code requirements.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	2		None	$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4		FPE Panelboards loaced throughout the facility -- generally 10-20% spare capacity throughout -- all equipment in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	4		Wiring devices are spec grade with SS coverplates. Wiring appears to be copper -- RW-900r TW conductors in conduit.	
5.3.5	Motor controls.	4		Individual FPE starters mounted on splitters and/or local disconnects -- all equipment in good condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Lighting is generally fluorescent -- recent energy retrofit to single T-8 lamp surface mounted "wrap-around" luminaires lightin levels lower than recommended 350 lux classrooms. 200 lux ggm, 450 lux offices.	$ 5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		Ballasts replaced as part of energy up-grade.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		ESCO up-grade in 1996 -- lighting up-grade (T-8 lamps, single lamp luminaires) LED exit signage -- resulted in lighting levels lower than recommended.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		NEC -- 2 line system plus dedicated fax line.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		School intercom -- Bogen System connected to NEC telephone/paging -- handsets in classrooms.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Category 5 cabling installed throughout facility in 1999.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		All cabling installed in conduit where practical.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		No designated closets -- patch panels located in service rooms.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		Power for computers is a problem throughout school, programs now limited due to lack of circuits to classrooms.	$ 5,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).			None	
5.6.2	Intrusion alarms (if applicable).	4		Magnum Alert 1000 -- security system -- motion sensors, door contacts, zoned.	
5.6.3	Master clock system (if applicable).	4		None -- older Cincinnati clock system -- not used -- 120 Volt clocks only.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs	4			$ 27,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.	4	Two portables and corridor each with dedicated gas furnace. Furnaces/portables apparently date back to 1991. Furnaces have programmable thermostats. Good condition. (Replace furnaces to suit item 6.1.9)	$10,000.00
6.1.9	Ventilation system.	2	No outdoor air provision. Only air recirculation. Recommend furnace replacement with improved ventilation. Add outdoor air.	$10,000.00
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).	1	Fire extinguishers missing. Replacement required.	$ 100.00
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs	2		$ 20,100.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	3	69.9	657.5	7	80	560	-97.5	Nine classrooms currently in use.
		5	75.8						
		1	68.8						
7.2	Science Rooms/Labs	1	128.2	128.2	2	120	240	-111.8	One science room missing.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	58.5	58.5	1	130	310	-251.5	No music space - more ancillary space needed.
					2	90			
7.4	Gymnasium (incl. gym storage)	1	380.9	390.9	1	512	563	-172.1	Gymnasium is small - change rooms needed.
		1	10		1	51			
7.5	Library/Resource Areas	1	100 approx.	100	1	170	170	-60	Library has been reduced to accommodate extra classroom.
7.6	Administration/Staff, Physical Education,	1	32.3	155	1	377	377	-92	One classroom converted to office space, small offices and staff room.
		1	22.3						
		1	81.2						
		1	19.2						
7.7	CTS Areas								
	7.7.1 Business Education	1	69.9	69.9	1	115	115	-45.1	One small computer lab only - space inadequate.
	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)			715.5	1	990	990	274.5	
	Overall Space Adequacy Assessment			2275.5			3325	-1049.5	Severe space shortage. School should have about 35% more space to meet current standards.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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