

**Old Scona Academic High School**



<b>School District:</b>	<b>Edmonton Public School District No.7</b>
<b>Location:</b>	<b>10523 84 Avenue</b>



**EXECUTIVE SUMMARY cont'd**

**Summary of Observations and Recommendations**

Very few problems remain in this facility. Some work is required to repair roofing/gutter problems and to improve the condition of some of the uneven/noisy wood floors. Further investigation is also required to determine the cause of numerous locations of paint failure/moisture penetration.

**Evaluation Ratings 3 or Less**

The following estimates apply to items that were rated 1, 2, or 3 as described in the evaluation guidelines:

1. Site related work	\$ 8 200.	
2. Building Exterior	35 000.	
3. Building Interior	45 300.	*costs may increase depending on outcome of items noted for further investigation
4. Mechanical items	3 500.	
5. Electrical items	<u>15 000.</u>	
Total Estimated Costs	\$ 107 000.*	

**7. Space Adequacy Assessment**

in overall area when compared to current core high school standards. The situation is understood and accepted because of the unique nature of the programmes offered at this school. Also, nearby community facilities are utilized for some of the requirements not met by the school facility. Using guidelines provided by Alberta Infrastructure, this school is significantly deficient in overall area by 2 286.7 m2.

**Further Investigation**

It is recommended that further investigation be done in the following areas:

1. A building envelope review to determine the cause of moisture infiltration in several areas.
2. A review of the existing painting installation to determine the cause and solution to numerous areas of paint failure.
3. A building code compliance review, as several areas do not seem to meet current requirements in terms of fire separations/ratings.

**School Data/Plan Information**

The plan and data sheet information provided for this facility is not up to date. No information from the latest renovations (1997) has been provided, and the plan and usage of various areas (especially the lower and third floors) has changed significantly. It is recommended that this information be updated.

School Name:	OLD SCONA ACADEMIC HIGH SCHOOL			School Code:	066	
Location:	10523 - 84 AVE.			Facility Code:	1151	
Region:	NORTH			Superintendent:	Dr. Emery Dosdall	
Jurisdiction:	EDMONTON PUBLIC SCHOOLS			Contact Person:	Bob Clark, Acting Facilities Director	
	DISTRICT #7			Telephone:	(780) 429-8511	
Grades:	10 TO 12			School Capacity:	275	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1907	3	2971	Masonry/wood framing. Sloped cedar shingle roof. Brick cladding.	Steam boilers and perimeter radiation heating system. Built in place plenum with supply and return air fans providing ventilation.	
<b>Additions/ Expansions</b>					Both above systems were upgraded in 1997.	
					Evaluator's Name:	Gordon Franklin
					& Company:	R.L.Wilkin Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	1984	1	86.2	Science classroom modernization.		
	1997	3	2971	Major modernization of building with primary focus on upgrading mechanical system.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Very little site problems except for regrading/new asphalt in one small area.	\$8 200.
2	Building Exterior	Roof and roof/wall intersection problems, water infiltration at lower floors and problems with gutters main visible problems. Further investigation into problems with building envelope could increase this cost significantly.	\$35 000.
3	Building Interior	Silencing wood floors and millwork requirements necessary. As per above cost could increase subject to further investigation into paint/building envelope problems.	\$45 300.
4	Mechanical Systems	Heating and ventilation systems are only a few years old and in very good condition.	\$3 500.
5	Electrical Systems	With exception of exterior lighting and lighting on third floor, electrical systems are in very good condition.	\$15 000.
6	Portable Buildings	N/A	N/A
7	Space Adequacy:		
	7.1 Classrooms		
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$107 000.

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Existing site very small with very limited outdoor areas. This is not a concern due to programme provided at school.	
1.1.2	Outdoor athletic areas.	4	Existing areas in good condition but limited. Situation understood and school makes use of nearby facilities.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	4	Good condition with mature trees/planting around site.	
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).	3	Problem in south-east corner of building. Water infiltration through foundation walls into classroom.	\$8 200.
1.1.7	Evidence of sub-soil problems.	4	No evidence of problems.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicle parking directly off lane. Multiple pedestrian access points.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No onsite roadways.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A		
1.2.4	Fire vehicle access.	4	Access on public roadway (street or lane) on front and back of school, four sides of site.	
1.2.5	Signage.	4	Adequate.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Twenty-six parking stalls. Staff and visitor only. No handicap stalls.	
1.3.2	Layout and safety of parking lots.	4	No concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt parking stalls in good condition.	
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Combination of concrete and paving stones in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	See also 3.3.5	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$8 200.

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		Wood floor structure. No apparent problems other than noise.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Brick structure in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Wood structure in good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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		Wood shingle roof was redone in approx. 1986. Primarily in good condition except for several areas that are in very bad condition (ie birds entering attic spaces through holes in/around dormers). Concern regarding possible water related problems.	\$8 000.00
		F.I.		Seems to be some problems at intersection of lower roof areas over entrances with brick facade. Further investigation is required to determine extent if any, of problems.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		Gutters in very poor condition, incorrect slope, water overflowing causing other serious problems.	\$3,000.00
2.2.3	Control of ice and snow falling from roof.	2		Problems with ice falling, primarily from gutters. Probably alleviated by repairs noted above.	See 2.2.2.
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		One skylight over auditorium area that is closed from below, in good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Brick exterior in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2		Fascias/soffits in poor to fair conditions. Many locations fascias are rotting and cannot support weight of gutters. All locations could be painted.	\$8,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	FI		Further investigation necessary to determine cause of the visible problems, ie paint peeling from walls, cracking/slumping plaster, etc. on the inside face of walls and ice on some eaves.	
2.3.4	Interface of roof drainage and ground drainage systems.	4			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	FI		Definitely some water penetration through some walls on lower level, but further study to determine extent of problem.	
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).	4		Good condition	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Some door hardware requires replacement	\$3 000.
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		Some exit door closers should be replaced.	\$5 000.
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Several windows that were not upgraded in 1997, should be replaced.	\$8 000.
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No evidence of problems on the exterior.	
Other					
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					<b>\$35 000.</b>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	<b>Interior Structure</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	F.I.		Many areas throughout school, that had been upgraded in 1997, have large sections of paint peeling off (interior and exterior walls and interior ceilings). Further investigation is required to determine the cause before any repairs proceed.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Although there are complaints from staff re noisy floors and some unevenness, structurally the floors appear sound.	
Other					
3.2	<b>Materials and Finishes</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.1	Floor materials and finishes.	3		Many areas of upper floors are uneven and noisy under the carpet/vinyl tile/wood strip flooring. May be possible to alleviate some of this problem.	\$20 000.
3.2.2	Wall materials and finishes.	F.I.		Painted gypsum board/plaster. See notes in 3.1.1 re painted finish. Also some wall areas very rough and would require major work in removal and reinstallation of gypsum board finish. Recommend further investigation prior to any repairs.	
3.2.3	Ceiling materials and finishes.	F.I.		Existing painted gypsum board/plaster in poor condition (see 3.1.1) Recently renovated areas in good condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3		Painted wood and metal. Several require new hardware and/os repainting.	\$10 000.
3.2.5	Millwork	3		Most is new or refurbished in 1997 modernization. Some additional millwork and/or repairs required.	\$10 000.
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		No apparent concerns.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No apparent concerns.	
3.2.8	Washroom materials and finishes.	4		Ceramic/vinyl tile in good condition. Washrooms have recently been refurbished.	
Other		3		Stage curtains on third floor should be replaced with approved flame spread rated materials.	\$5 300.

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
3.3	<b>Health and Safety Concerns</b> --- <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>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible, non-sprinklered except for basement floor area is sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.		No information available re recent code review, however many areas/rooms appear to be used as storage areas and do not appear to have the proper fire ratings. Recommend further investigation.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.		See 3.3.2	
3.3.4	Exiting distances and access to exits.	4		Appears to be compliant	
3.3.5	Barrier-free access.	N/A		With approval of authorities having jurisdiction, no barrier-free access is required to this facility.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No apparent problems with exception of possible PCB ballasts in some light fixtures. Cost for removal/replacement included in 5.4.1	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		No other concerns noted by staff.	
Other					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					\$45 300.

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1907	No Catch Basins. Roof rain water to ground.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1907	Adequate number and location of hose bibbs. No irrigation system.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		2	1987	Some eavestrough on building is sloped incorrectly causing rain water to overflow and run down building. Some eavestrough falling apart.	Cost in 2.2.2
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4	1907	No siamese connection. Fire hydrant on street in front of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1907	Sprinklers on basement level only. Fire hose cabinets all floors except third.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1907	Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	1907	Emergency shower and eyewash in science room on main floor. No floor drain installed.	\$ 3 500
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	<b>Water Supply and Plumbing Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1907	Municipal water system. Pressure and volume sufficient. Quality good.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1907	No backflow prevention on water service. Existing valves in good condition.	
4.3.4	Piping and fittings.	4	1907	Piping in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1907	Plumbing fixtures in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1907	(1) A.O. Smith BT65H-9305, 42 MBH, 50 gallon. Good pressure and volume. No recirculation. Flue good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1907	Municipal sanitary and storm sewer system.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.4.1	Heating capacity and reliability (including backup capacity).	4	1907	(2) Peerless 210-14-W-S steam boilers, 2730 MBH in, in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	4	1907	No energy management technology in use. Boilers have night setback.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1907	Adequate combustion air. Chimneys 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).	4	1907	No problems reported or seen.	
4.4.6	Heating air filtration systems and filters.	N/A		N/A	
4.4.7	Heating humidification systems and components.	N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1907	Heating piping in good condition. Radiation and radiation cabinet in good condition. Force flows by entries in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1907	Heating lines insulated.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1907	No problems reported or seen.	
4.4.13	Zone/unit heaters and controls.	4	1907	(1) unit heater in mechanical room. Unknown capacity, good condition.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.5.1	Air handling units capacity and condition.	4	1907	Built up plenum system with return and supply air fans, heating coil. East - S/A = 9517 cfm, R/A = 10,150 cfm. West - S/A = 9677 cfm, R/A = 10,859 cfm.	
		FI	1907	R/A fan sounds very bad. There seems to be a problem with the blades lifting metal (as of inspection d	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1907	East system has 636 cfm of outside air. West system has 1182 cfm of outside air. Yields approximately 6 cfm/person.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1907	Approximately 1 air change every 12 hours.	
4.5.4	Exhaust systems capacity and condition.	4	1907	Existing exhaust systems adequate.	
4.5.5	Separation of out flow from air intakes.	4	1907	No problems reported or seen.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1907	Fume hood in science room on main floor. Unknown capacity.	
Other		N/A		N/A	
4.5	Ventilation Systems (cont'd)		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	1907	Ventilation system is controlled by a timer.	
4.5.8	Air filtration systems and filters.	4	1907	Standard efficiency filters used.	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Ductwork and grilles in good condition.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1907	(2) Trane TTA 120B3 10 ton condensing units for (2) cooling coils for assembly hall on third floor.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1907	All components in good condition.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1907	Cooling coils controlled by thermostats in space.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	<b>Building Control Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1907	No energy management system.	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					<b>\$ 3,500</b>

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Main service is underground from padmount transformer and is rated at 600A, 3 phase, 120/208V. System was installed in 1997. Demand load is approximately at 30%. Main distribution panels consist of main breaker, C/T space and distribution section.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Exterior lighting is inadequate. There is no lighting in parking area. Except for main entrance, there is no building lighting.	\$10,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		There are adequate plug-ins for all staff. Car plug-in posts are in fair condition.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		Fire alarm is an Edwards EST micro-processor based. System installed in 1997 modernization and is in good working condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery operated lighting throughout building. Location and illumination levels are good.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lights are internal illuminating type with connections to battery packs. Units are in good condition.	
	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.	4		There is surge protection at main panel.	
5.3.2	Panels and wireways capacity and condition.	4		New panels have been installed throughout building with adequate capacity. Panels have been installed with 1997 modernization.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		There is no UPS or emergency generator.	
5.3.4	General wiring devices and methods.	4		All wiring is in conduit. Wiring devices are in good condition.	
5.3.5	Motor controls.	4		There is a new central motor control centre installed in 1997 modernization.	
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		Except for the third floor assembly hall, all lighting is fluorescent with T8 lamps and electronic ballast. Light levels are above standards. Third floor assembly hall still have T12 and magnetic ballast fluorescent fixtures.	\$5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Ballast in third floor assembly hall should be replaced with electronic type.	Part of 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		A complete energy efficiency measures should be implemented to ascertain additional energy efficiency methods such as motion sensors for control of lighting.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	<b>Network and Communication Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		A Meridian telephone system is used for administrative, P.A. and two-way communication to classrooms. Hand sets are in all classrooms. System is in good operating condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Cable TV is extended to communication room. There is no satellite. TV in each classroom is connected to central server in communication room.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		All network cables are Cat 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cables are installed in conduit in walls and above ceilings.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		There is a central network data termination room complete with patch rack, hubs and servers. Room has capacity for future expansion and is ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		There is adequate capacity in panels for future dedicated circuits for computer equipment.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		There is no site or building surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4		Intrusion alarm is by "Magnum Alert" equipment with motion sensors located throughout building.	
5.6.3	Master clock system (if applicable).	N/A		There is no central clock system.	
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		There is a dumbwaiter lift installed with 1997 modernization. Life has all required features.	
5.7.2	Condition of elevators/lifts.	4		Lift is in good working condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>					<b>\$15,000.00</b>

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>		No portables at this location.	
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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8		706.5	3	80	320		
7.2	Science Rooms/Labs	4	96.2 95.0 78.7 86.2	356.1	3	120	360		
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2			1	3	130 90	400	
7.4	Gymnasium (incl. gym storage)				1			759	
7.5	Library/Resource Areas	1		136.2	1			270	
7.6	Administration/Staff, Physical Education, Storage Areas							581	
7.7	CTS Areas								
	7.7.1 Business Education				2	115		230	
	7.7.2 Home Economics				1			160	
	7.7.3 Industrial Arts				1			300	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)							1089	
	<b>Overall Space Adequacy Assessment</b>							4469	No up dated mini plans available so unable to complete space adequacy assessment.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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