Ormsby Elementary School

School District:	**Edmonton Public School District No. 7**
Location:	**6323 - 184 Street**

EXECUTIVE SUMMARY

In April 2000, Alberta Infrastructure engaged R.L.Wilkin Architects Ltd. to evaluate the condition of a number of schools within Edmonton School District No. 7. The evaluation process and the forms provided were developed by Alberta Infrastructure and reviewed with the consultant prior to visiting this facility on 12 April 2000.

Little information was available from Edmonton Public Schools in terms of recent studies, roof inspections, etc., thus evaluations have been based primarily on the site visit and discussions with staff.

Ormsby Elementary School was built in 1980 with 2, 4 classroom portable pod additions built that same year. The main building and it's finishes, although aging, remain in good condition overall needing only minor upgrades. In contrast, the portable pods are showing significant signs of wear; in particular the floor structure and finishes as well as exterior cladding which requires replacement.

Construction of the main school portion is of non-combustible masonry construction. The portable pods are exclusively wood frame, combustible construction. Both sections have built-up membrane roofing on primarily steel joist and metal decking for the main building and wood frame at the portable additions. Wall cladding is mainly brick with stained wood siding accent bands, except for the portable pods which are primarily clad with aluminum siding.

EXECUTIVE SUMMARY cont'd

Summary of Observations and Recommendations

This facility is in adequate condition, with finishes showing normal signs of wear for their age. Major areas of concern include: asphalt surface of the parking area, siding and flooring/structural review of the portable pods, fire alarm, lighting and communication systems.

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	$ 30 300.	
2. Building Exterior	44 900.	
3. Building Interior	21 400.	*costs may increase depending on outcome of items noted for further investigation
4. Mechanical items	3 250.	
5. Electrical items	150 500.	
Total Estimated Costs	$ 250 350.*	

7. Space Adequacy Assessment
Based upon equivalent areas for a non-core school with a capacity of 525 elementary students (using guidelines provided by Alberta Infrastructure) this school is in excess in overall area by 423.01 m2.

Further Investigation

It is recommended that further investigation be done in the following areas:
1. A thorough energy efficiency study should be completed prior to the necessary electrical upgrading.
2. A structural inspection/evaluation of portable pods' floor structure, particularly in corridor areas, to assess existing deficiencies.

School Data/Plan Information

site access, etc. There are interior plan changes that have not been updated. It is recommended that this information be revised to reflect changes in programme use and added wall partitions.

	School Name:	Ormsby Elementary School				School Code:	7248
	Location:	6323- 184 Street				Facility Code:	1264
	Region:	North				Superindendent:	Dr. Emery Dosdall
	Jurisdiction:	Edmonton Public School				Contact Person:	Bob Clark, Acting Facilities Director
		District No. 7				Telephone:	(780) 429-8511
	Grades:	K-6				School Capacity:	525

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	1980	1	3265.1	Masonry, flat roofs, brick with cedar siding.	Boilers with perimeter radiation. Central air handling units for ventilation.	
Additions/ Expansions	1980	1	804.91	Frame, flat roofs, aluminum and cedar ciding.	Heating and ventilation provided by furnaces in each classroom.	Area represents 2, 4 classroom portable pod extensions.

						Evaluator's Name:	J. Louis Baillargeon
						& Company:	R.L. Wilkin Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1965		(84.72)			Former portable classroom (capacity 25) relocated off-site in fall 1999; 84.72 m2 area not included within assessed area.
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Asphalt parking area requires regrading to drain and resurfacing. Additional playground base material and miscellaneous landscaping improvements required.	$30 300.
2	**Building Exterior**	Portable pod structures should have aluminum siding replaced with new metal siding. Parapet/cap flashings require refinishing.	$44 900.
3	**Building Interior**	Flooring in portable pod areas should be replaced. Floor structure in corridors requires further investigation prior to installation of new material.	$21 400.
4	**Mechanical Systems**	Heating and ventilation systems in good condition. Exhaust required in Computer Rooms.	$3 250.
5	**Electrical Systems**	Lighting and communication systems need to be upgraded.	$150 500.
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	424.8	
	7.2 Science Rooms/Labs	-168.2	
	7.3 Ancillary Areas	-67.7	
	7.4 Gymnasium	77.8	
	7.5 Library/Resource Areas	-57.2	
	7.6 Administration/Staff Areas	-58.9	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	271.41	
	Overall School Conditions & Estim. Costs	423.01	$250 350.

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Large site/schoolyard, adequate.	
1.1.2	Outdoor athletic areas.	4	Numerous playfields; grass and asphalt play area surfaces- good condition overall.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Older age, appear to be sound; water ponding problem on sand base- recommend re-grading and adding base material.	$2 500.
1.1.4	Site landscaping.	3	Well maintained, some grassed areas worn and producing muddy conditions- requires remedial landscaping.	$3 800.
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Adequate, no deficiencies.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Adequate, no visible concerns.	
1.1.7	Evidence of sub-soil problems.	4	No apparent concerns.	
1.1.8	Safety and security concerns due to site conditions.	4	Isolation of 'alcove' areas at east side/portables location- requires additional supervision to eliminate any student safety problems; noted and understood condition.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One on-site vehicle access to parking, numerous pedestrian access points; good visibility, normal safety concerns- particularily regarding student loading/unloading.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt; poor condition, requires resurfacing.	$24 000.
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site, bus and vehicle drop-off at city curb along 184 Street. Indicated/noted that zone size limited by 2 pedestrian crossings.	
1.2.4	Fire vehicle access.	4	2 sides- 1 street and 1 side access off south parking area.	
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	27 parking spaces; deemed to be adequate quantity for current staffing.	
1.3.2	Layout and safety of parking lots.	4	Good visibility, only concern noted is regarding adjacent community league building access/through traffic; known and understood condition.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surfacing; deficiencies as noted in 1.2.2.	Refer to 1.2.2
1.3.4	Layout and safety of sidewalks.	4	No apparent concerns; good condition overall.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, small quantities wooden sleepers at portables; adequate condition, minimal water ponding.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate; no visible concerns.	
Other				
	Overall Site Conditions & Estimated Costs			$30 300.

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	1980	Main building area: concrete slab on grade; good condition, no apparent deficiencies.	
		F.I.	1980	Portable pods: wood frame; poor condition, visible/considerable structural heaving/cracking, with subfloor damage- requires further investigation.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1980	Main building: masonry/concrete block; good condition overall with some minor cracking in concrete block walls.	
			1980	Portable pods: frame construction; adequate condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980	Main building: steel joists and metal decking; good condition, no apparent concerns.	
			1980	Portable pods: frame construction; good condition, no apparent concerns.	
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).	4	All	Flat roof areas, built up roofing membrane system; good condition/drainage, no visible water ponding or indicated problems.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Internal roof drain system, galvanized metal ship's ladder and roof accessories; good condition.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roofs only, no concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1980	One large vertical glazing/skylight over library area; no apparent signs of problems, 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 3	1980 1980	Main building: brick with t.&g. cedar siding accent sections; overall good condition, wood siding will require eventual restaining. Portable pods: aluminum siding with t.&g. cedar siding upper wall banding; poor condition of aluminum siding and painted plywood spandrel panels at windows should be replaced.	$29 900.
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Painted metal parapet cap flashings have peeling paint; recommend repainting. Soffits: stained linear wood; good condition.	$12 800.
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	All	No apparent or indicated problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Internal roof drain system; good condition, no problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980 1980	Main building: painted masonry/concrete block; good condition. Portable pods: premanufactured vinyl finish frame wall panelling; good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Primarily painted hollow metal in steel frames; adequate condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1980	Exterior wooden door pulls require refinishing; numerous locations. Hardware; overall functioning well, good condition.	$2 200.
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	In place, operating well overall.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1980 1980	Main building: prefinished metal/anodized aluminum, sealed units; good condition. Portable pods: aluminum slider units/tracks; adequate condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No visible deficiencies.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No apparent or indicated deficiencies.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$44 900.

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	1980	Main building: masonry/concrete block or frame; overall good condition, minor concrete block cracking.	
			1980	Portable pods: frame/premanufactured partition wall systems; good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1980	Main building: concrete slab on grade; good condition, no apparent concerns.	
		F.I.	1980	As noted in Section 2.1.1.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1980	Main building: typically- quarry or vinyl tile (corridor areas), vinyl tile/carpet (classrooms), hardwood (gymnasium); all good condition.	$21 400.
		3	1980	Portable pods: vinyl tile and carpet; poor condition, replace. Corridor finish in poor condition due to deficiencies noted in 2.1.1.; repair/replace in conjunction with structural repair.	
3.2.2	Wall materials and finishes.	4	1980	Main building: painted concrete block or gypsum board; good condition overall.	
		4	1980	Portable pods: vinyl faced wall panel system; good condition overall.	
3.2.3	Ceiling materials and finishes.	4	All	Typically: suspended acoustic tile system; good condition. Alternately: stained, linear wood (library, corridor areas, staff room); good condition. Painted steel joist and exposed metal deck (gym.); 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.	4	All	Doors: typically painted hollow metal or solid core wood doors in steel frames; good condition. Hardware: all functioning, good condition.	
3.2.5	Millwork	4	All	Primarily plastic laminate finished countertops/cabinet facing and melamine finished or plastic laminate shelving; good condition and adequate quantities.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Adequate quantities, no major deficiencies.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Adequate.	
3.2.8	Washroom materials and finishes.	4	All	Floors: 1" square ceramic tile; adequate condition. Walls: as per floor finish.. Ceilings: suspended acoustic tile system; adequate condition.	
Other					

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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Main building: primarily non-combustible, non-sprinklered. Portable pods: combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appear to be compliant.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to be compliant.	
3.3.4	Exiting distances and access to exits.	4		Appear 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 or indicated concerns. No audit or reports provided/available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.		Portables: individual furnaces are somewhat noisy regarding air intake. Refer to mechanical notes, Section 4.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$21 400.

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	1980	Catch basin in parking lot. Rest of school grounds surface drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1980	No irrigation system. Adequate number of hose bibs.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	**Fire Suppression Systems**		Bldg. Section	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	1980 ALL	No siamese connection. Several fire hydrants near school including (1) near front entrance.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1980 ALL	Adequate number and location of hand extinguishers.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	

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	1980 orig.	Municipal water system. Quality, volume, and pressure sufficient.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1980 orig.	No backflow prevention. Pumps and valves good.	
4.3.4	Piping and fittings.	4	1980 orig.	Copper water lines good.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1980 orig.	All fixtures in good condition. (Flush valve water closets and urinals, china counter, lavs in washrooms. Stainless steel drinking fountains and sinks with bubblers in selected rooms).	
		FI	1980	Bubbler in small computer room, no pressure.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1980 orig.	(1) State Turbo Sandblaster SBT75, 25 NE, 75 gal, 225 MBH in. (1) Jetglas 85-200-JSB-3N-H, 83 gal, 216 MBH in. Good shape. Flue good. Taco 110-B recirculation pump.	
		3	1980	Recirc pump should be on timer.	$ 150
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1980 orig.	Municipal sanitary and storm sewer system c/w cast iron piping in good condition. Roof drains insulated to code.	
Other		N/A		N/A	

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	1980 orig.	(2) Teledyne Laars HQ1666-KN11 Steam boilers, 1966 MBH in each. Ok condition.	
4.4.2	Heating controls (including use of current energy management technology.	4	1980 orig.	Boilers and thermostats c/w night setback.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1980 orig.	Chimney and flue in good condition. Adequate combustion air available.	
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	1980	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.	FI	1980 orig.	(1) Burnham steam boiler (unknown capacity) previously used for humidification has been removed from service. Dri-steam humidifiers in duct for gym and main building not used.	

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	1980 orig.	Radiation and cabinet throughout school is in good condition. Steam coils in air handling systems are ok.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1980 orig.	All heating supply and return lines are insulated. Neither supply or return ducts are insulated.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1980 orig.	Coils in mixing boxes to each zone.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1980 orig.	No problems reported or seen.	
4.4.13	Zone/unit heaters and controls.	4	1980 orig.	Force flow heaters at all entrances. (2) unit heaters in gymnasium (unknown capacity). (1) unit heater (unknown capacity) in mechanical room.	
Other		N/A		N/A	

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	1980 orig.	Gym ventilation unit - Engineered Air. Return fan @ 7580 cfm, supply fan @ 11400 cfm. Main building ventilation - Engineered Air. Return fan @ 8400 cfm, supply fan @ 12,200 cfm.	
		4	1980 add.	(8) Palm-Aire heating furnaces, one in each classroom.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1980 orig.	Unknown outdoor air quantity.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1980 orig.	No air balance report available.	
4.5.4	Exhaust systems capacity and condition.	4	1980 orig.	Exhaust fans and systems in good condition. Range hood in kitchen 31 good.	
		3	1980 orig.	Computer rooms (2) get warm. Require exhaust.	$ 3000
4.5.5	Separation of out flow from air intakes.	4	1980 orig.	No problems reported or seen.	
		FI	1980 add.	Gas smell often reported in room 15. Causes headaches	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1980 orig.	Electric kiln c/w exhaust hood and fan in room 25, science prep. Good condition.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		Bldg. Section	**Description/Condition**	
	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).	4	1980 orig.	Air handling units c/w night setback.	
		FI	1980 add.	Reported that there is poor heating control in classrooms. Thermostat controls furnaces.	
4.5.8	Air filtration systems and filters.	FI	1980 orig.	School reported to get dusty a lot. Check filters and duct to see if it requires cleaning.	
		3	1980 add.	Furnace filters need replacing.	$ 100
4.5.9	Humidification system and components.	FI		See 4.4.7.	
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	1980 orig.	Neither supply or return air ducts insulated. Mixing boxes in good condition.	
Other		4	1980 orig.	Emergency generator in electrical room. Exhaust and fresh air adequate. Flue good.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		Bldg. Section	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	**Building Control Systems**		Bldg. Section	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1980 ALL	No building wide energy management system.	
	Overall Mech Systems Condition & Estim. Costs				$3,250

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**		**Primary service is underground to padmount transformer. Underground secondary to school is rated at 800A, 3 phase, 120/208V and has sufficient capacity.**	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	**4**		**H.I.D. around perimeter. Some broken lenses. Illumination levels are good.**	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	**4**		**Staff parking is adequate for present use.**	
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**		**Edwards 6500 old technology. No strobes. Initiating devices are as per code. Panel is tested annually. Panel cannot be upgraded to present code requirements.**	**$15,000.00**
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	**4**		**Emergency lighting is provided by various fluorescent fixtures connected to a standby generator.**	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	**3**		**Exit lights are of the old incandescent type. Units need repair. Majority have lamps not working.**	**$3,000.00**
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	**Power Supply and Distribution**		**Bldg. Section**	**Description/Condition**	
5.3.1	Power service surge protection.	**2**		**No surge protection at main distribution.**	**$2,500.00**
5.3.2	Panels and wireways capacity and condition.	**4**		**Branch circuit panels are in good condition and have sufficient capacity for future breakers.**	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**4**		**Onan 15 KW natural gas generator which is tested regularly.**	
5.3.4	General wiring devices and methods.	**3**		**Existing devices are in good condition, however, additional plug-ins with dedicated circuits are required in various classrooms.**	**$5,000.00**
5.3.5	Motor controls.	**4**		**Motor starters are in good condition and operating satisfactory.**	
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).	**2**		**Corridor lights 2' x 4', 3 lamp - one lamp removed. Illumination levels 200 - 250 LUX, T12 lamp, magnetic ballast. Gym lighting fluorescent complete with wireguard, T12 lamp. Illumination levels 200 - 250 LUX. All fixtures recently relamped with T12. Existing ballasts were not replaced. Classroom light levels are averaging between 250 - 350 LUX.**	**$60,000.00**
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	**2**		**Ballast should be replaced with new electronic type.**	**Part of 5.4.1**
5.4.3	Implementation of energy efficiency measures and recommendations.	**FI**		**Delamping of fixtures has taken place. A complete energy efficiency study should be done.**	
Other	Portable pods	**2**		**Old fluorescent surface mounted light fixtures with wrap-around diffusers. Some are yellowing and missing. Illumination level is poor - 250-350 LUX.**	**$20,000.00**

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	**2**		**Standard key type phone. Old technology and unreliable. Does not function properly.**	**$15,000.00**
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	**2**		**Rauland switch type. Old, obsolete and maintenance problem. Intercom to classroom by return call switches. Cable for internet.**	**$25,000.00**
5.5.3	Network cabling (if available, should be category 5 or better).	**4**		**Network cables are Cat. 5.**	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	**4**		**Cat. 5 cable mostly run in conduit and above T-bar ceiling.**	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	**4**		**Separate closet for all network equipment. Ventilation is good.**	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	**3**		**Insufficient number of receptacles in classrooms and dedicated circuits.**	**$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).	**N/A**		**There is no surveillance system.**	
5.6.2	Intrusion alarms (if applicable).	**4**		**Intrusion alarm is a Napco-Magnum alert security panel recently upgraded. Motor sensors throughout school.**	
5.6.3	Master clock system (if applicable).	**2**		**Classroom signals is by an old 2-Channel master programmer connected to the Rauland sound console. System should be interphased with new communication system.**	**Part of 5.5.2**
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	**N/A**			
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.	**N/A**			
Other					
	Overall Elect. Systems Condition & Estim Costs				**$150,500.00**

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.	**N/A**	**Not applicable, 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.			
	Overall Portable Bldgs Condition & Estim Costs			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15	70.2 to 92.7	1144.8	9	80	720	424.8	Existing includes 8 portable classrooms of 75.8 m2 each.
7.2	Science Rooms/Labs	1 1	92.3 24.5	116.8	3	95	285	-168.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1 1	153.3 82.9 80.9 15.4	332.3	3 1	90 130	400	-67.7	Existing includes 'lunch study' room (153.5 m2), now used for computer labs (2).
7.4	Gymnasium (incl. gym storage)	1 1	492 58.8	550.8	1 1	430 43	473	77.8	
7.5	Library/Resource Areas	1 1	182.8 20	202.8	1	260	260	-57.2	
7.6	Administration/Staff, Physical Education, Storage Areas			443.1			502	-58.9	Boys and girls SDA areas now used as storage rooms, included in existing figure 7.6.
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1279.41			1008	271.41	
	Overall Space Adequacy Assessment			4070.01			3647	423.01	Elementary core, area guideline figures used for equivalent new facility.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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