School Name:	Penson Elementry		School Code:	1135
Location:	Grovedale		Facility Code:	1831
Region:	North		Superintendent:	Mr. Gerry Mazar
Jurisdiction:	Peace Wapiti Regional		Contact Person:	Mr. Al Mcewan
	Division No. 33		Telephone:	(780) 532-8133
Grades:	K - IX		School Capacity:	350

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	1967	1	576.4	Masonry, flat roof, stucco.		
Additions/ Expansions	1981	1	1066.70	Masonry, flat roof, stucco.	Consists of Hot Water Heating system served by two (2) Teledyne Laars Boilers (333 MBH) The ventilation is provided by two (2) roof top gas fired air handling units that are in good condition.	The existing ventilation system serving the Gym can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes. The ventilation unit serving the classrooms is not adequate.
	1988	1	658.8	Masonry, flat and pitched roof, stucco.	Consists of a Hot Water Heating system served by one (1) Rheem Boiler (1100 MBH) in good condition. The ventilation consists of one (1) System Aire air handling unit (3540 CFM) that is in good condition.	The ventilation system serving the 1965 and 1986 additions can provide minimum fresh air and meets ASHRAE 62-1989 Standards.
	1995	1	571.5	Masonry, flat and pitched roof, stucco.	The heating system is served by the same system as the 1981 addition. The ventilation consists of three (3) Eng. Air packaged units c/w glycol.	The ventilation system serving the 1995 addition can provide minimum fresh air and meets ASHRAE 62-1989 Standards

Evaluator's Name: Tomas O'Scolai M.A.A.A.,M.R.A.I.C

						& Company:	Tomas Anton O'Scolai Architect
Upgrading/ Modernization (identify whether minor or major)		1988 1995	1 1	106.00 484.40	Modernization. Renovation.	The entire Mechanical system for this school was upgraded in 1995. The hot water system consists of two (2) Teledyne Laars Boilers and one (1) Rheem Boiler in good condition. The ventilation system consists of one (1) System Aire air handling unit two (2) roof top gas fired units and three (3) Eng. Air packaged units that are in good condition and meet ASHRAE 62-1989 Standards.	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1979	1	91.4	Wood front , flat roof. Pre-finished metal cladding.	There is one potable heated and ventilated by a Palm Aire furnace.	Attached. In fair condition. This unit is used mainly for garage at present. The furnace can meet standards set for a portable unit.
List of Reports/ Supplementary Information		Updated site plans. Updated floor plans.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Regrade to the east of the school. Regrade driveway. Replace sidewalks and stoops. Regrade parking lot. Signage.	$38,000
2	**Building Exterior**	Repair wall cladding. Relocate down spouts. Paint doors.	$4,050
3	**Building Interior**	New handrails. Repairs to coat and hat racks. Minor repairs to walls.	$4,500
4	**Mechanical Systems**	The existing hot water heating system shall be reused. The Ventilation System regarding all sections except the 1981 addition can meet ASHRAE 62-1989 Standard and present ventilation code requirements. The 1981 addition ventilation system can not meet present standards. It needs to be replaced.	$35,550
5	**Electrical Systems**	The electrical systems are in generally marginal condition. Upgrades are required in lighting, fire alarm, sound, main service and branch circuit panels.	$213,000
6	**Portable Buildings**	Floor coverings. Wall repair. Barrier free access.	$11,300
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus + 30.39 m sq.	
	7.2 Science Rooms/Labs	Deficient - 17.20 m sq.	
	7.3 Ancillary Areas	Deficient - 149.40 m sq.	
	7.4 Gymnasium	Deficient - 152.00 m sq.	
	7.5 Library/Resource Areas	Surplus + 21.60 m sq.	
	7.6 Administration/Staff Areas	Deficient - 79.00 m sq.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus + 348.97 m sq.	
	Overall School Conditions & Estim. Costs	Surplus + 3.36 m sq.	$306,400

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Adequate - No concerns.	
1.1.2	Outdoor athletic areas.	4	Grassed and hard surface - In good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment is in good condition. Sand base.	
1.1.4	Site landscaping.	4	Front yard is a graveled driveway with grass verge to road way.	
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).	2	East side yard slopes to building. They are having problems with the floor elevation of the 1995 addition and the flatness of the site - Regrade and swale to north of site. Addition grading problems to the east of the 1981 addition - Remove existing and rebuild sidewalk.	$18,000
1.1.7	Evidence of sub-soil problems.	2	There is a high water table. Indication of settlement of sidewalks east of the 1995 addition. Replace concrete stoops. Cut sidewalk away from building. Install a strip of paviors in its place along this side of building.	$6,000
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	2 accesses from road. Good visibility - No concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Gravel. Requires regraveling periodically. Refer to (1.1.7)	$5,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop of is in front of school. No concerns reported. However in view of the surface conditions it might be a consideration to park on the road.	
1.2.4	Fire vehicle access.	4	Rear access is via playing field.	
1.2.5	Signage.	3	Building - signed. Parking not - signed. No fire lane signed.	$500
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	18 parking stalls - No concerns.	
1.3.2	Layout and safety of parking lots.	3	Entry to and exiting from parking lot competes with entry to site. An 'In' and 'Out' or one way site signage would alleviate concerns and avoid accidents.	$500
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Drainage is poor due to the level of adjoining property and subsurface conditions. This lot requires regraveling every year and is considered a high maintenance item. Refer to (1.1.7) - Regrade and regravel.	$3,000
1.3.4	Layout and safety of sidewalks.	4	No problem with layout.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete. Drainage is difficult particularly along the front and the east 1995 addition which as the floor level is level with the sidewalk which also tilts towards the building on freez up. Regrade driveway, replace sidewalk, properly sloped.	$5,000
1.3.6	Curb cuts and ramps for barrier free access.	4	As required.	
Other				
	Overall Site Conditions & Estimated Costs			$38,000

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		Slab on grade. No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete Block. No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Metal deck, steel truss. No apparent problems.	
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	1967 1981 1988 1995 N/W section 1995 East section	SBS (bitumenous roofing) - In good condition. SBS (bitumenous roofing) - In good condition. SBS (bitumenous roofing) - In good condition. Standing seams, pre-finished metal on pitched portion - In good condition. Standing seams pre-finished metal pitched roof (signs of rust in attic space from condensation due to R/A duct not being insulated) - In good condition. SBS (bitumenous roofing) and standing seams, pre-finished metal roofing - In good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Good condition.	
2.2.3	Control of ice and snow falling from roof.	4	All	Slope metal roofs have snow/ice guards.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1988	Gabled ended 'A' framed style skylight over crush space area # 137. No apparent or reported problems.	
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	All	Exterior walls have been treated with a synthetic stucco over rigid insulation. No apparent problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Pre-finished metal flashing. No concerns.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1995 East section	Metal cladding to bottom of wall has been severely damaged due to build up off ice and grading problems - Adjacent rain water spout to be relocated also.	$2,800
2.3.4	Interface of roof drainage and ground drainage systems.	3	1967 1995 1988	 There is a problem with drainage once it gets to the ground. Relocation of rain water spout that splashes on sidewalk to front entrance is also desirable.	 cost in 1.3.5 $500
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Generally in good condition except east wall of 1995 addition.	cost in 2.3.3
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Hollow metal door in pressed steel frames - In good condition generally. Some minor concerns.	$750
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No concerns.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum - In good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No concerns.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No apparent concerns.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$4,050

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	**Interior Structure**		**Bldg. Section**	**Description/Condition**	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	All	Masonry. Gypsum board partitions. Minor deficiencies.	$1,500
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Slab on grade. No apparent problems.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1981 1995 1988 1967	Gym, wood strip - In good condition. Vinyl, composite tile - In good condition. Vinyl, composite tile - In good condition. Carpet - In good condition.	
3.2.2	Wall materials and finishes.	4	All	Gypsum board - painted. Concrete block - painted. All in good condition generally.	
3.2.3	Ceiling materials and finishes.	4	1988 All 1995 West section	Cedar boards, suspended acoustic tiles, gypsum board.	

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	Solid core wood, laquered finish in pressed steel frames. All in good condition.	
3.2.5	Millwork	4	All	Modern - In good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	No apparent or expressed concerns.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1981	In good condition.	
3.2.8	Washroom materials and finishes.	4	1981 1967 All	Floors - vinyl composite tiles and mosaic floor tiles - Good condition. Walls - painted masonry - Good condition. Ceiling - gypsum board painted - Good condition. Floor - vinyl composite tiles - Good condition. Walls - ceramic wall tiles - Good condition. Ceiling - gypsum board painted - Good condition. Metal toilet enclosures - In good condition.	
Other	Coat and hat racks.	3	1981	Metal corridor coat and hat racks are missing parts. Some need to be relocated - Too near doors to classrooms. Repair generally.	$500

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		Combustible non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to be in place.	
3.3.4	Exiting distances and access to exits.	4		Appear to be compliant.	
3.3.5	Barrier-free access.	4		Appear to be compliant.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No reported concerns.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None apparent.	
Other		3		Raised crush space area # 137. Requires handrails to stairs.	$2,500
	Overall Bldg Interior Condition & Estim Costs				$4,500

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	**Mechanical Site Services**				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	5	All	The site drainage system is surface type system and is in good condition in general. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	All	The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.			N/A	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.			N/A	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).			N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers are throughout the building and are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			N/A	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	**Water Supply and Plumbing Systems**		**Bldg. Section**	**Description/Condition**	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	5	All	Domestic water supply is from a private well. There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	4	All	There is a water purification system for drinking water only. The rest of the water running through the building system is of a poor quality.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition. The water closets are flush tank and urinals are flush valve type.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	The domestic hot water system consists of one (1) A.O. Smith natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All	The sanitary sewer system including sumps and pits is municipal type of system using septic tanks to a lagoon and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems**		**Bldg. Section**	**Description/Condition**	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All	The existing hot water heating boiler plant consist of two (2) natural gas fired Teledyne Laars boilers and two (2) heating pumps. The system is complete with glycol. The heating capacity and backup are fine.	
4.4.2	Heating controls (including use of current energy management technology.	4	All	The existing mechanical system is using DDC control system .	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.			N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All	All cartridge filters are clean and in fair condition.	
4.4.7	Heating humidification systems and components.	N/A	All	The Humidification system does not exist.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All	The hot water heating piping system is in good condition. The ductwork serving the entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All	All glycol heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	All mixing boxes are located within the Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1975 1986	The heating distribution in the gymnasium consists of perimeter radiation and is in good condition.	
4.4.13	Zone/unit heaters and controls.	4	All	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
Other				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.	2	All	There is one (1) System Aire hot water air handling unit serving the 1988 addition in good condition.There are two (2) roof top gas fired Eng. Air units serving the Gym and 1981 addition. The ventilation system serving the 1981 addition is very poor and needs to be replaced. There is not enough supply air being introduced and there is no return air being exhausted. There are three (3) Eng. Air packaged units serving the library and 1995 addition which are in good condition and meet ASHRAE 62-1989 Standards.	$35,550
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air except for the roof top serving the 1981 addition. See 4.5.1	included in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	All	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes except for the classrooms in the 1981 addition. See 4.51	included in 4.5.1
4.5.4	Exhaust systems capacity and condition.	5	All	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).			N/A	
Other				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	All	The ventilation system is using DDC control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All	Air filtration system consists of med-efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.	4	All	All glycol heat exchangers serving air handling units coils are in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	The ventilation distribution system and components are in fine condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	**Cooling Systems**		**Bldg. Section**	**Description/Condition**	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).			N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)			N/A	
4.6.3	Cooling system controls (including use of current energy management technology).			N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).			N/A	
Other					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	The existing control system isusing DDC control system and is not using the current energy management technology.	
	Overall Mech Systems Condition & Estim. Costs				$35,550

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).	3		Pole mounted transformer located west of the school. Over head secondary service to main distribution panel. Recommended new underground service from a padmounted transformer.	$25,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		High pressure sodium fixtures under canopys and wall packs. Parking lot lighting has pole mounted luminaires. Sufficient security lighting.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Car parking receptacles mounted on metal railing. 26 energized stalls. Sufficient amount of vehicle plug-ins.	
Other					
5.2	**Life Safety Systems**		**Bldg. Section**	**Description/Condition**	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Simplex 2001 fire alarm system. Control panel in general office, annunciator panel in the main vestibule. System has 6 active zones. Fire detectors, pull stations and bells throughout school. System is obselete, can not expand. Recommended replacement.	16,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Battery packs c/w remote and integral heads throughout school. Sufficient emergency lighting.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Metal stencil face EXIT signs throughout school EXIT signs have incandescent lamps and LED lamps. EXITS are tied into battery packs.	
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.	3	All	Square D main distribution center located in the photocopy room. 600 amp - 120/240 volt - single phase, 3 wires. Gutter arrangement with molded case disconnect breakers. Maximum demand 67KVA (280 amp). No surge protection. Can not expand. Recommended underground service from a padmounted transformer.	$20,000
5.3.2	Panels and wireways capacity and condition.	3	All	120/240 volt - single phase, 3 wire branch circuit panels. Square D, FPL and ITE panels. The panels are generally full. Recommended larger panels.	$20,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Classrooms duplex receptacles are generally adequate.	
5.3.5	Motor controls.	4	All	Loose motor starters throughout school.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	The school's interior lighting system is fluorescent. Corridors have surface, wraparound fixtures, 2 lamps, in the 1981, 1995 and 1989 sections. Corridors in the 1988 section have striplights mounted in valences. The 1995 classrooms have recessed, 2x4, 4 lamps, acrylic lenses. The 1981 classrooms have 3 lamps, surface, wraparound fixtures. The 1988 classrooms have suspended, striplight fixtures c/w acrylic lenses. The gymnasium has mercury vapour, high bay fixtures, suspended and striplights with wireguards. Poor lighting in gym. - 15 foot candles.	$120,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Electro-magnetic, T-12 ballasts.	See 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Ballasts are T-12, Electro-magnetic types. Lamps are T-12 lamps. Recommend T-8 lamps and T-8 electronic ballasts.	See 5.4.1
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	All	Panther 612 telephone system. Head end equipment is located in the photocopy room. Telephone sets in the staff areas and offices. System appears adequate.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Dukane, 50 zone, Analog, selector switch sound and intercommunication system. Classrooms have return call switches. Console located in the general office. System is obselete and recommend replacement.	$12,000
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	DATA cabling is provided throughout school. Apple type cabling system. 2 DATA outlets in classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	DATA cabling installed in conduit and free air.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Server located in the computer room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits provided for computers and server. Computer room panel is surge protected.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).			N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	The intrusion alarm system is a magnum alert system located in the general office. PIR detectores located throughout school. The entry keypad is located in the general office.	
5.6.3	Master clock system (if applicable).	4	All	Simplex 2350 master program clock located in the general office. Unit controls class change signals.	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).			N/A	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				$213,000

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).	4	No signs of problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Built-up roof. No concerns.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal cladding, wood skirting - Reasonable condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	In good condition considering use of this unit.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Walls to an original office wear remove - Repairs required. At top of stairs, floor covering required.	$3,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Not modern - In reasonable condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Appear to be OK.	
6.1.8	Heating system.	4	The heating system consists of a gas fired furnaces. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system is provided by a gas fired furnace.The system meets standards for portable classroom application.	
6.1.10	Electrical, communication and data network systems.	3	Portable requires lighting retro-fit, panel is full and a pull station is required at the EXIT.	$2,300
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns.	
6.1.12	Barrier-free access.	2	No barrier free access. Stairs exist at entry to this unit.	$6,000
	Overall Portable Bldgs Condition & Estim Costs			$11,300

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	75.49	830.39	10	80	800	30.39	Includes portable.
7.2	Science Rooms/Labs	1		77.8	1	95	95	-17.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		160.6	1 2	130 90	310	-149.4	
7.4	Gymnasium (incl. gym storage)	1		321	1 1	43 430	473	-152	Area does not include stage area.
7.5	Library/Resource Areas	1		181.6	1	160	160	21.6	
7.6	Administration/Staff, Physical Education, Storage Areas			168			247	-79	
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)			1219.97			871	348.97	Area includes stage area.
	Overall Space Adequacy Assessment			2959.36			2956	3.36	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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