

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Ridgeview Central School			School Code:	1714	
Location:	La Crete			Facility Code:	560	
Region:	North			Superintendent:	Mr. Michael Davenport	
Jurisdiction:	Ft. Vermillion School			Contact Person:		
	Division No. 52			Telephone:	(780) 927-3766	
Grades:	4 - 7			School Capacity:	330	
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	1986	1	\$2,980	Grade beam and pile, slab-on-grade; masonry block and brick Veneer-gym area; steel joists; Unicrete tile; roofing section of B.U.R.; wood frame at classroom area, with masonry block corridors.		
Additions/ Expansions						
					Evaluator's Name:	Peter Hohn
					& Company:	Holland Roth Architects

School Facility Evaluation Project
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Upgrading/ Modernization (identify whether minor or major)	1993		29M2	- Gym storage mezzanine		
	1995		190M2	- Insulation upgrade - 2" added		
	1996		312M2	- Insulation upgrade - 2" added; skylight unit - replacement of sealed unit; repairs to damaged ceilings in library		
	1999			- walls installed to open space area for classroom and computer lab.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1990	1	89.2M2	- Detached, freestanding and relocatable		
List of Reports/ Supplementary Information	Provided by Jurisdiction - Roof evaluation - 1998 - 5 yr. Maintenance plan for building (Wood O'Neil) 1998 - 1999 - 1999 Master Facility Plan - Emergency Generator Inspection Reports - Fire Alarm System Annual Test and Inspection Report					

School Facility Evaluation Project
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Athletic field grooming; drainage issues; ice build-up hazards; new sidewalk and apron electrification; some vamping for handicap access.	\$95,300
2	Building Exterior	Roof valley upgrades to minimize icing and maintenance; condensation issues in ceiling and attic spaces; roof drainage uncontrolled; additional handicap access	\$115,100
3	Building Interior	Minor wall repairs and painting to walls; ceilings need extensive work in gymnasium; condensation problems; minor floor repairs	\$15,000
4	Mechanical Systems	No immediate upgrades required	\$0
5	Electrical Systems	Perimeter exterior lighting inadequate; surge protection from electrical panels to key areas; lighting upgrades to Library & corridors & computer rooms; energy and HID Metal Halide in gym lighting retrofit to T-8	\$93,600
6	Portable Buildings	Service line protection; replacement of exit lighting and emergency lights; mechanical replacement of furnaces with one equipped for minimum outside air requirements.	\$6,500
7	Space Adequacy:		
	7.1 Classrooms	4.2% undersized; no growth potential	
	7.2 Science Rooms/Labs	40.6% undersized; science room converted to classroom; labs carried out in classrooms with 'portable' lab	
	7.3 Ancillary Areas	31.8% undersized; drama and music in music room; was classroom for Grade 7 last year; 1 dedicated computer lab	
	7.4 Gymnasium	7.8% oversized; added storage mezzanine for gym equipment; chair storage still problem	
	7.5 Library/Resource Areas	32.5% oversized; tight for use; book storage needs increasing	
	7.6 Administration/Staff Areas	28.2% oversized; lack of functional administration space; equipment and storage space shortage; infirmary used as storage	
	7.7 CTS Areas	N/A - I.A. and Home Ec programs bused to La Crete Public School	
	7.8 Other Non-Instructional Areas (incl. gross-up)	7.8% oversized; no student gathering space	
	Overall School Conditions & Estim. Costs		\$325,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	2	- Too small for size of school - see note 1.1.2; shared space with Municipality; temporary use; could disappear if need by Municipality	
		F.I.		
1.1.2	Outdoor athletic areas.	F.I.	- Soccer field on Municipal District Property - getting smaller	
		2	- Truck traffic to water treatment; crossing conflict to reach bus lanes on adjacent site; grooming of site would be required.	\$10,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	- Tight on play room; adjacent school; spring flooding makes area unuseable for a month; equipment in good condition - revise drainage	\$8,000
1.1.4	Site landscaping.	3	- Drainage swale through playground area too shallow, ponding in play area occurs. See 1.1.3	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	- Fencing on 3 sides, no fence to Municipal Water Treatment Facility (flag pole and guard rails on site)	\$10,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	- Ice on sidewalks; drainage off roof; collection trenching to drywells; redo entrances with heat traced grid cone aprons.	\$60,000
1.1.7	Evidence of sub-soil problems.	3	- Positive drainage; although shallow. See 1.1.3	
1.1.8	Safety and security concerns due to site conditions.	1	- Ice conditions, cramped playground space. See 1.1.1; drainage off roof is not controlled; water flows freely off sidewalks but icing at entrances are of particular concern. See 1.1.3	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	F.I.	- Fire lane and drop off cross over; minor concern; parking area separate from drop-off; bus lanes on adjacent site to East across Municipal property; controlled pedestrian walks; should be negotiated with Municipality	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	- Drop-offs, fire lane areas and parking areas all asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	- Bus lanes and drop-off areas on site	
1.2.4	Fire vehicle access.	4	- Fire lane access on 3 sides	
1.2.5	Signage.	3	- Fire lane access should be marked	\$300
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).	F.I.	- 16 parking stalls available; inadequate space for visitors; expansion space available into treeline; greenbelt amenity on-site	
1.3.2	Layout and safety of parking lots.	4	- Location of parking adequate	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	- Positive drainage on asphalt	
1.3.4	Layout and safety of sidewalks.	2	- Extension of paver sidewalk around building perimeter; access safety issues with ice at entry ways and playground area	\$5,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	- Pavers and Concrete sidewalks; drainage poor. See 1.3.4	
1.3.6	Curb cuts and ramps for barrier free access.	3	- No curb cuts - level property off and main entry; marginal ramping required at doorways	\$2,000
Other				
	Overall Site Conditions & Estimated Costs			\$95,300

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		- Slab-on-grade; minor floor finish separation in East corridor; no sign of specific heave conditions	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		- Adequate	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	2		- Problems with ice build-up; cracking at roof tiles in valley areas; provision for heat tape to these areas desired; currently high maintenance.	
Other					\$10,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <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>		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).	3		- Roof valleys; tile breakage and mortar joints - (added some heat tape, has helped)	\$8,000
		2		- Skylight seal failures (3 required) - Redo seals on all skylights; ice build-up and water damage	
		2		- Caulking of frames/masonry	\$6,000
		2		- Gymnasium ceiling, spalling finish, water stain (have tried caulking both sides of trusses - has helped); caulk and restipple - repaint	\$8,000
		2		- Re-insulation to reduce condensation concerns in attic space - ceiling damage (700M2 x 33M2)	\$23,100
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		- No downspouts; drips off roof; gutters are discontinuous; no splashpads	\$30,000
2.2.3	Control of ice and snow falling from roof.	2		- Entrances; snow falling. See 2.2.2	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2		- Ice build-up; caulking seals broken. See 2.2.1	
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 veneer o.k. (some re-pointing required); no spalling or distress visible	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		- Stucco soffits; minor repairs done; general good condition	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.		- Frosting on North end of building; review air leakage; vapor barrier seal	
2.3.4	Interface of roof drainage and ground drainage systems.	2		- Shallow grade; water drips off roof edge and digs hole around building perimeter; redo landscaping and gutters. See 2.2.2	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2		- Water stains everywhere; ceilings in gymnasium, admin. Area, skylight areas - Cracking of wall and ceiling in music room	\$20,000
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		- Good condition	

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	- Hardware in good condition	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	- Additional provision for handicap access at other doors in building considering number of Special Ed classes in program	\$10,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	- Damaged seals to central skylights - Ice build-up on skylights at perimeter; thermal bridging and inadequate air circulation problems; caulking should be redone everywhere. See 2.2.1	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	- Basic hardware; new condition	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2/F.I.	- Severe condensation on North wall. See photo - Severe ice build-up on skylights. See 2.2.1 and 2.2.4.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$115,100

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		- Perimeter of ceiling with wall; cracking and spalling in several areas - Repainting of masonry in gym; water damage from water leak in Mechanical Room on block work.	\$1,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3		- Corridor floor finish; lino separations; minor	\$1,000
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		- Sheet vinyl in corridor; some signs of deterioration and wear at seams. See 3.1.2	
3.2.2	Wall materials and finishes.	4		- Corridors; epoxy coated block wall; paint finish drywall in classrooms	
3.2.3	Ceiling materials and finishes.	4		- Continual water damage; vapor seal problem - Gymnasium - Condensation problems; (added insulation) - Drywall coffered ceilings in classrooms and drywall in corridors	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		- Adequate; commercial grade	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	<ul style="list-style-type: none"> - Add portable millwork as needed - Request for more "portable lab" millwork units as best fit to current program need for Lab/Science use - Additional computer room millwork 		\$3,000 \$10,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	- Adequate		
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	- Adequate; ceramic tile floors and walls		
Other					
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is		Bldg. Section	Description/Condition	
3.3.1		4		- Combustible; non-sprinklered and non-combustible	
3.3.2		4		- Adequate	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	- Block	
3.3.4	Exiting distances and access to exits.	4		
3.3.5	Barrier-free access.	3	- Additional access with automatic doors would be asset. See 2.4.3	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)		- Art/Science room; add carpet; room 102 and classroom 120	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$15,000

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	Ext.	- Site drainage	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Ext.	- Hose bibbs around exterior - North side of East wing 1 1/2" Rink flood hose connection	
4.1.3	Outside storage tanks.			- None	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	Ext.	- One fire hydrant located South East of school	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).			- None	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	4	- Hand held extinguishers located in corridor, Tag Sept. 9/99.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			- None	
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).	4	All	- 4" service enters in classroom 137	
4.3.2	Water treatment system(s).	4	Mech. 201	- Soft water to boiler	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	- No problems noted	
4.3.4	Piping and fittings.	4	All	- No problems noted	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	- 1986 Vintage	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	Mech. 201	- Domestic Water heaters 2 @ A.O. Smith BT-365H-774S, 328,500 BTU/HR Recirculation pump on system	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	Rooms 111 108	- Municipal sanitary sewer - Two sump pump pits for weeping tile. One has approximately 4" of water in it, the other is dry	
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	Mech. Room 201	- Boilers 2 @ A.O. Smith; 1300 MB-830-5; 130,000 BTU/HR - HW Pumps 2 @ Bell & Gossit Ser. 80-5C, 2x2x9 1/2 B - Coil Circ. Pump 3 @ Bell & Gossit 186863	
4.4.2	Heating controls (including use of current energy management technology).	4	Mech. Room	- Pneumatic Control System	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	Mech. Room	- Combustion Air to boiler room - Combustion chimneys good	
4.4.4	Treatment of water used in heating systems.	4	Mech. Room	- Heating water checked monthly	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	Mech. Room	- Owner noted all functioning	
4.4.6	Heating air filtration systems and filters.			- See 4.5.8	
4.4.7	Heating humidification systems and components.			- See 4.5.9	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All Areas	- No problems noted	
4.4.9	Heating piping, valve and/or duct insulation.	4	All Areas	- No problems noted	
4.4.10	Heat exchangers.	4	Mech. Room	- Boilers - no problems noted	
4.4.11	Heating mixing boxes, dampers and linkages.	4	Mech. Room	- Outside Air/Return Air missing boxes - All dampers tight and functioning	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All Areas	- No problems noted by Owner	
4.4.13	Zone/unit heaters and controls.	4	West	- Force flow units controlled by cycling fan	
Other					

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	Mech. Room	- (F1/F2) - Eng. Air LM-6-WE 7628 cfm	
		4	Mech. Room	- (F3/F4) - Eng. Air LM-6-WE 6724 cfm	
		4	Mech. Room	- (F5/F6) - Eng. Air LM-6-WE 7340 cfm	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	Mech. Room	- All air systems connected to outside air and use modulating dampers to adjust outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All Areas	- Owner noted no problems	
4.5.4	Exhaust systems capacity and condition.	4	Wash rooms	- All washrooms have exhaust	
4.5.5	Separation of out flow from air intakes.	4	Ext.	- Adequate	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4			
Other		4	Sci. 102	- Kiln exhaust hood and frene hood	
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	All Areas	- Pneumatic Control System	
4.5.8	Air filtration systems and filters.	4	Mech. Room	- All air handling units are equipped with filters	
4.5.9	Humidification system and components.	4	Mech. Room	- All air handling units are equipped with wetted media humidifiers. Some adjustment required to stop overspray.	
4.5.10	Heat exchangers.			- N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All Areas	- No problems noted by Owner	
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				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	All	- Pneumatic Control System. Compressor located in mechanical room. Air systems off after hours, override of air system in Room 113.	
	Overall Mech Systems Condition & Estim. Costs				

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	<ul style="list-style-type: none"> - 600A Main underground service; from pole mounted transformers - 600A Main distribution centre 65 spaces; 120/208V - 600A Bus; demand 260 amps. 		
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	2	<ul style="list-style-type: none"> - Pole mounted HPS fixture at front of building; not adequate lighting for security - Poor lighting and North and East side of school - Canopy HPS at main entrance 		\$5,600
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	<ul style="list-style-type: none"> - 24 stalls with 12 duplex receptacles on timer system - 8 zones in use, space for 16 additional zones - Main panel at main entrance 		
	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).	5		<ul style="list-style-type: none"> - Simplex 2001 Single stage fire alarm system - 8 zones in use and space for 16 additional zones - Main panel at main entrance - Devices exist where required 	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		<ul style="list-style-type: none"> - Emergency lighting is generator fed luminaries 	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		<ul style="list-style-type: none"> - Exits at appropriate locations throughout school - Connected to Emergency Power System 	
	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		- No surge protection - No isolation between equipment (mechanical) and technology (user) loads	\$3,000
5.3.2	Panels and wireways capacity and condition.	3		- Panels are 99% full with some panels having no spaces - Panels are in good condition	\$9,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		- Simpson generator system Model SC 144F 25KW; tested yearly	
5.3.4	General wiring devices and methods.	4		- Wiring and devices are in good condition - 4 receptacles typical per classroom	
5.3.5	Motor controls.	4		- Wall mounted Allen Bradley starters connected to Panel 'A' in good condition	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4		<ul style="list-style-type: none"> - Classrooms 90-100 ft. candles - Staffroom 90 ft. candles - Offices 65 ft. candles - Gymnasium 35 ft. candles - Washrooms 25-28 ft. candles 	\$36,000
		3		<ul style="list-style-type: none"> - Library 30-38 ft. candles - Library Office 22 ft. candles - Corridors 11 ft. candles - Computer Room 38 ft. candles 	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		- No concern of PCB Ballasts	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		<ul style="list-style-type: none"> - Classrooms on East side of school have more than adequate lighting levels and could have some fixtures de-lamped. - Upgrade lighting to T8 lamps with electronic ballasts - Upgrade gym lights to HID Metal Halide fixtures 	\$40,000
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		- Trillium Talkto 6/6 phone system; 2 trunk lines and dedicated fax.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		- Public address system Ravland PA system TZC25 installed in 1986.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		- Cat. 5 with D-Link Hubs on windows NT Network - One dual outlet per classroom	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		- Cabling installation is neat coming down in walls out to wall plates - Use of pack poles in computer room	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		- Closet is neat with some room for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		- Panel 'D' located in Network Room; dedicated circuit available, for hubs and server (server on UPS).	
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).	4		- N/A	
5.6.2	Intrusion alarms (if applicable).	4		- ITI Security Surveillance System - Passive Motion Detectors mounted at entrances in corridors, and in key areas.	
5.6.3	Master clock system (if applicable).	4		- Simplex 2350 Master Time Clock system; controls only gymnasium, Art and Science Room, Front Foyer, Computer Room, and Corridors.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$93,600

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	- Block/Wood skirt	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	- Flat roof	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	- Metal siding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	- Adequate within classrooms; adding portable shelving on regular basis; music room lacking; library lacking.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.	3	- Intertherm Furnace MGH - 100 AA CLOL - 06 100,000 BTU/HR	\$5,000
6.1.9	Ventilation system.	4	- Residential style air conditioner in classroom (Electrohome)	
6.1.10	Electrical, communication and data network systems.	4 4 2	- Electrical good condition - Communication and Data tied into school - Emergency lights and exits not functioning	\$1,500
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	- Fire alarm tied back into fire alarm system - Air quality in computer lab and classroom #120 - Adding lighting everywhere	
6.1.12	Barrier-free access.	3	- Level grade and minor vamping required.	
	Overall Portable Bldgs Condition & Estim Costs			\$6,500

School Facility Evaluation Project
Part IV - Additional Notes and Comments

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	3 1 2 1 1 2	73.26 68.76 71.64 79.46 33.67 34.04	613.03	8	80	640	-26.97	- Pressure on space adequacy, no growth potential
7.2	Science Rooms/Labs	1	142.43	142.43	2	120	240	-97.57	- Classroom use / no labs in classrooms
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 2	108.54 102.87	211.41	1 2	130 90	310	-98.59	- 1 dedicated computer lab - Drama & Music in music room
7.4	Gymnasium (incl. gym storage)	1 1	466.12 44	510.12	1 1	430 43	473	+37.12	- Added mezzanine, still short on space - Auditorium function, adequate - Chair storage problem
7.5	Library/Resource Areas	1	198.81	198.81	1	150	150	+48.81	- Tight for use and book storage increasing
7.6	Administration/Staff, Physical Education, Storage Areas			483.64			(1813) 377	+106.64	- Lack of equipment and storage space
7.7	CTS Areas								
	7.7.1 Business Education								- Not part of program or offered as options - Grade 7 split, La Crete IA and Home Economics - Computer Lab
	7.7.2 Home Economics								- See 7.7.1.
	7.7.3 Industrial Arts								- See 7.7.1.
	7.7.4 Other CTS Programs								- See 7.7.1.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			909.76			734.3 109.8	+65.7	
	Overall Space Adequacy Assessment			3069.2			3034.1	+35.1	

Evaluation Component/ Sub-Component	Additional Notes and Comments
6.1.11	- One feeder to the portable is Teck 90; cable should be replaced with rigid conduit.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments