

School Name: Scott Robertson
Location: Edmonton, Alberta

School Code: 7171
Facility Code: 1202

Region: North
Jurisdiction: Edmonton Public School District #7

Superintendent: Bob Clark
Contact Person: Terry MacTherson
Telephone: 475-3565

Grades: K - 6

School Capacity: 500

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	1960	1	2775.8	- S.B.S. Roofing on pre-cast concrete plank decking; steel trusses on masonry block walls with brick veneer; grade beam and piles; wood floors and crawlspace	- Steam is generated for building heat from two (2) steam boilers; the steam is distributed to the gym; air system and classroom ventilators; ventilation is provided by classroom style ventilators, one in each classroom and exterior offices; the gym uses an air system for ventilation	- Leased area 328.5 M ²
Additions/ Expansions	1964	1	758.1	- Built-up roof on wood plank decking on glu-lam beams; masonry block walls with brick veneer and stucco; grade beam and pile foundation; slab-on-grade		

Evaluator's Name: Peter Hohn
& Company: Holland Roth Architects

Upgrading/ Modernization (identify whether minor or major)	1980	1	(496.2 M ²) Minor	- Minor interior upgrade to classrooms, music room and kitchen; classroom conversion with kitchen for staff		
	1982	1	(123.3 M ²) Minor	- Minor interior upgrade to admin. area, Principal and Vice-Principal offices and Conference Room		
	1999/ 2000	1	(496.2 M ²) Minor	- Ongoing minor interior renovations for special needs students from BQ RP-Grant; adding handicap accessible washrooms to classrooms; layout revision; added roof skylights		
Portable Struct. (identify whether attached/perman. or free- standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	- None available					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Large site bounded by fencing; well groomed; good condition with good equipment; parking area extension requires gravel base or paving; some backslope problems at east end of 1964 addition; dropped slab, needs mud jacking; fire lanes unmarked; asphalt tarmack needs repair	\$11,800
2	Building Exterior	- Closure to all existing thru-wall ventilation/heating units in classroom from mechanical upgrade; repairs to window sills; re-roofing of 1964 addition; re-caulking of all doors and windows; wood work on windows and latticed entry needs repair and re-paint; exterior doors need re-paint and repairs; painting of security on windows	\$31,750
3	Building Interior	- Upgrade classroom carpeting; revise millwork following mechanical upgrade to classroom ventilation; provide additional tackboard and chalkboards; provide acoustic treatment to gym walls and ceiling	\$88,100
4	Mechanical Systems	- Replace cracked water closets; add roof drain domes/screening; upgrade boiler condensate pump motor; upgrade steam coil system valves; provide upgrade to ventilation and control system throughout school	\$443,740
5	Electrical Systems	- Service upgrade to compliment mechanical upgrades with surge protection; upgrade exterior lighting; provide parking plug contactor and timer/thermostat controls; upgrade to smoke detectors; upgrade lighting to T-8 fixtures and upgrade lighting levels of south wing; upgrade network cabling; review of existing fixtures for PCB ballasts-should be investigated	\$195,100
6	Portable Buildings	- N/A	\$0
7	Space Adequacy:	- 1960 non-core school; enrolment 239 students - 47.8% of capacity	
	7.1 Classrooms	- South wing of 1960 building undergoing conversion of classrooms to accommodate special needs students; classrooms meet or exceed standards	
	7.2 Science Rooms/Labs	- No science room/lab provided in school	
	7.3 Ancillary Areas	- Ancillary spaces undersized 17.8%; art, computer lab, drama and music spaces available; stage area needs storage enclosure	
	7.4 Gymnasium	- Gym undersized 27.8%; confined further by handicap ramp installation; space confines type of physical activities possible	
	7.5 Library/Resource Areas	- Undersized 44% to standard; short storage and resource area storage and audio visual equipment storage	
	7.6 Administration/Staff Areas	- Admin. areas undersized 26%; short phys. ed. office space; staff area oversized by 40%; short resource storage space	
	7.7 CTS Areas	- N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Oversized 13.7%; dedicated lunchroom space available to students; leased daycare area of 248 M ² (3 classrooms); classroom with washroom renovations adapted to serve special needs students; limited crush space area	
	Overall School Conditions & Estim. Costs		\$770,490

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	- School situated in corner of large 9.13 acre site; adjacent quiet residential street with minimal traffic; adequate setbacks; community playground equipment; adjacent school to south	
1.1.2	Outdoor athletic areas.	5	- Adequate space for 3 large soccer/football fields and baseball diamond	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	- Asphalt tarmack in need of repair; field goalposts and baseball backstop in good condition; tarmack basketball equipment in good condition	\$1,000
1.1.4	Site landscaping.	5	- Trees buffer all residential streets; mature trees and shrubs to northwest corner and west main entry	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	- Perimeter chain-link fencing to site west, south and east boundaries; guard-rails along building boundary with street to west and north; school has flag pole and bike racks	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	- General positive drainage on all sides except some backslope at east end; dropped sidewalk slab adjacent east entrance (1964 addition); tarmack has catch basin	\$1,500
1.1.7	Evidence of sub-soil problems.	4	- Minor repairs to backslope at east end (See 1.1.6); overall building shows no sign of sub-soil affected walls or foundations	
1.1.8	Safety and security concerns due to site conditions.	3	- Tarmack repairs required; tripping hazard	See 1.1.3
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	- Access to site parking to north side of building at two curb-cuts; access for vehicle/fire lane to south of building on west boundary; controlled crosswalks on NE corner	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	- Gravelled staff parking area; extended parking area along building to east on existing lawn area with new power rails; re-surface for vehicles	\$9,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	- Adequate drop-off to east and north near main entry for buses primarily for handicapped students; no crossing conflicts/safety issues	
1.2.4	Fire vehicle access.	3	- Fire vehicle access all around building; fire lanes un-marked	\$300
1.2.5	Signage.	4	- Building signage 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).	5	- 16 powered stalls plus 12 additional stalls; visitor parking possible on and off site along streets	
1.3.2	Layout and safety of parking lots.	4	- Clear visibility; no safety issues	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	- Existing gravelled parking area; minimal ponding; re-surfacing to asphalt recommended	See 1.2.2
1.3.4	Layout and safety of sidewalks.	3	- Dropped slab at east entry; City sidewalk to north side; bordering parking area heavily cracked	See 1.1.6
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	- City sidewalks to north and west concrete; site sidewalks concrete; general positive drainage	
1.3.6	Curb cuts and ramps for barrier free access.	4	- Existing wood ramps scheduled for replacement under present renovation to main entry and SE entrance	
Other				
	Overall Site Conditions & Estimated Costs			\$11,800

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).	3	1960 & 1964	- Building structure in general good condition; east entrance exterior wall connection-block wall crack in corner; correct site backslope drainage and repoint block	\$200
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1960 & 1964	- Masonry veneer brick; thermal and expansion cracks around thru-wall ventilation/heating units-typical; repoint masonry and infill wall from mechanical upgrade; repair or replace existing thru-wall concrete sills typically cracked through moisture and air infiltration-severe	\$12,000
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	3	1960 & 1964	- Recently added skylights to classrooms; roofed with SBS membrane; good condition - Skylights added to corridors; existing built-up gravelled roof needs replacement	See 2.2.1
Other					
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).	2	1960 & 1964	- No roofing reports available; visual inspection-SBS roof membrane appears in good condition; pre-finished metal flashings-good condition - Existing built-up gravelled roof; heavily blistered; replacement recommended; painted metal flashings; re-painting required	\$5,000
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	- Ladders and roof hatch in good condition; roof drains missing dome screens; see mechanical	See 4.3.7
2.2.3	Control of ice and snow falling from roof.	4	All	- Not a concern; flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1964	- New skylights (1999); no condensation concerns or leaks; interior glazing below skylight in corridor cracked; replace with plexiglass	\$150
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).	2	1960 & 1964	- Brick veneer cracks around ventilation units-repoint; stucco on 1964 addition-general good condition	See 2.1.2
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1960 1964	- Painted wood soffits; peeling paint; lattice work at entrance deteriorated-repair and re-paint - Paint peeling on metal flashing/fascia	\$2,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	- Pre-cast window sills cracked thru to interior; severe deterioration; moisture and air infiltration; recommend replacement and thermal bridge installation for sills-typical	See 2.1.2
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	- Roof drainage provided	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	All	- Cracking at window sills; precast sill units failed	See 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	- Doors need paint; perimeter caulking needs replacement; door weather-stripping seals need replacement	\$2,400
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	- Door hardware in good condition; auto entry for handicap installed with present renovation work to main entrance	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	- Adequate	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	- Aluminum frame window units; window seals on vent units need replacement; perimeter caulking seals need replacement	\$8,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	- Exterior grille security screens rusting; needs cleaning and re-painting; window hardware old but functioning; difficult to get replacement parts; wood sunscreens below grilles deteriorated; need re-paint-typical	\$2,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	- None apparent	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$31,750

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	1960	- Blockwork crack between classrooms #10 & #12 east side of corridor (leased daycare area); repoint and re-paint (may be repaired under current renovations)	\$200
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1960	- Mechanical room slab displays some minor cracking	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	- Corridor flooring typical VCT; classrooms older carpet; some seams separating; recommend upgrade; existing VAT 9 x 9 tile in good condition-lunchroom; gym floor wood parquet floor-good condition	\$32,600
3.2.2	Wall materials and finishes.	5	All	- Painted block walls throughout school-good condition	
3.2.3	Ceiling materials and finishes.	4	1964 1960	- Acoustic tile panel ceiling-corridors; classrooms open to cedar plank decking and glu-lams - Dropped ceiling/lighting valance with acoustic tile panel at centre of corridor; conceals duct system above (classrooms open to underside painted precast concrete panels and exposed painted steel trusses)	

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	- Painted solid core wood doors with wired glazing sidelights in painted steel frames-typical; hardware in fair condition; general maintenance	
3.2.5	Millwork	3	All	- Millwork at exterior wall heating units will require upgrade to accommodate mechanical upgrades in classrooms-typical; library millwork modification to replace outdated storage units-provide for more functional layout	\$40,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1960	- Chalkboards damaged in lunchroom area; more corridor display boards needed	\$3,900
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1960	- Folding wall mounted climbing gym-good condition; minimal storage for gym equipment; added handicap ramp on one end of gym-limits function of gym	
3.2.8	Washroom materials and finishes.	4	All	- Ceramic tile floors and walls-general good condition	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1960 & 1964	- Non-sprinklered; non-combustible construction	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	- Adequate fire separations for compartmentalization and safe egress	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	- Concrete block corridor walls; solid core wood doors in pressed steel frames; adequate	
3.3.4	Exiting distances and access to exits.	4	All	- Adequate egress	
3.3.5	Barrier-free access.	4	1960	- Handicap access upgraded with current renovations	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	- None apparent; no reports available	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1960	- Poor acoustics in gym; all hard surfaces and tight space; ceiling is painted concrete planks; recommend acoustic treatment	\$11,400
Other					
	Overall Bldg Interior Condition & Estim Costs				\$88,100

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	Ext.	- Surface drainage; 1 catch basin in paved area south of school. Catch basin froze and flooded in spring.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Ext.	- Hose bibbs on school exterior.	
4.1.3	Outside storage tanks.			- None	
Other				- N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	Ext.	- Fire hydrant at front of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1964	- Standpipe and fire hoses.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1964	- Fire extinguishers in fire hose cabinets.	
		4	1960	- Fire extinguishers in corridors, gym and mechanical room. Tagged February 8, 2000.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).			- None	
Other				- N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	Boiler Room	- 2" domestic water service to 2" water meter.	
4.3.2	Water treatment system(s).			- None	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	- No problems noted.	
4.3	Water Supply and Plumbing Systems Cont'd		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.4	Piping and fittings.	4	All	- No problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	- Newer stainless steel lavatories. 2 water closets noted as cracked.	\$1,500
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	Boiler Room	- 1 domestic water heater; John Wood JW 502NA-04. 45,000 BTU; 31 U.S. Gal., complete with domestic hot water recirc. pump, Taco 007-EF4.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	- Municipal sanitary and storm system.	
		3	Roof	- Roof drain domes missing. - 1968 area; gravel getting into drains.	\$500
Other				- N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	3	Boiler Room	- 2 coal fired steam boilers; Reliance Welding Works. Converted to natural gas. Condensate tank c/w chemical injection pump. Newer motor on condensate pump. No visible tag on pump.	Inc. 4.4.8
4.4.2	Heating controls (including use of current energy management technology).	4	All	- Pneumatic control system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	Boiler Room	- Combustion air taken to area adjacent boiler burner.	
4.4.4	Treatment of water used in heating systems.	4	Boiler Room	- Chemical injection pump to condensate tank.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	Boiler Room	- Boilers equipped with pressure relief valves, blowdown system, site glasses and low water cutoff.	
4.4.6	Heating air filtration systems and filters.			- N/A	
4.4.7	Heating humidification systems and components.			- N/A	

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).	3	All	- Steam is distributed to classroom, ventilators and steam coil in gym system. Some signs of leakage at valve locations. Upgrade required to accommodate new ventilation system.	\$159,025
4.4.9	Heating piping, valve and/or duct insulation.	3	All	- Insulation repair required at points where pipe repairs have taken place. Possible asbestos on boiler and fittings.	Inc. 4.4.8
4.4.10	Heat exchangers.			- None	
4.4.11	Heating mixing boxes, dampers and linkages.			- N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	- Complaints of hot and cold areas throughout.	Inc. 4.4.8
4.4.13	Zone/unit heaters and controls.			- N/A	
Other				- N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	3	Gym	- Ceiling hung unit in storage room. No access to unit. Has outside air connection and reheat coil. No direct connection to gym for return air. Return air to storage room through transfer grilles near floor. Grilles covered by storage in front of them.	\$176,695
		3	Staff/ Clsrms.	- Ventilation by classroom style ventilators. Complaints of noise and draft from units. Some near parking areas have complaints of fumes. Some rooms in staff area do not have ventilation. Photocopy room has exhaust only. - Upgrade of school wide ventilation required.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	Gym	- Unit has outside air connection. Unable to determine damper position.	Inc. 4.5.1
		3	Staff/ Clsrms.	- Use ventilators; often turned off because of noise or draft.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	Clsrms./ Staff	- Use ventilators; many complaints of stuffy rooms.	Inc. 4.5.1
		3	Gym	- Complaints of stuffiness.	
4.5.4	Exhaust systems capacity and condition.	3	All	- Washroom odors in corridors. Residential style fans in old kitchen and staff washrooms.	Inc. 4.5.1
		3	Roof	- 4 of 6 exhaust fans running. Two very noisy.	
4.5.5	Separation of out flow from air intakes.	4	All	- Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).			- None	
Other				- N/A	
	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).			- N/A	
4.5.8	Air filtration systems and filters.			- N/A	
4.5.9	Humidification system and components.			- N/A	
4.5.10	Heat exchangers.			- N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, etc.).			- N/A	
Other				- N/A	

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.	3	All	- Pneumatic control system; upright (vertical tank). Compressor in boiler room; manufacturer Speed Aire. No accessible tag. Upgrade of controls required to compliment upgraded ventilation and heating system.	\$106,020
	Overall Mech Systems Condition & Estim. Costs				\$443,740

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		<ul style="list-style-type: none"> - Main service is an underground service to a tranformer vault near the Boiler Room. - Main distribution is a Westinghouse Model CMP 120/208V 350A panel. No spare spaces. - Due to mechanical ventilation upgrade, replace service with a 600A 120/208V service. 	\$30,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		<ul style="list-style-type: none"> - Site lighting consists of incandescent fixtures above entrances and 1 set of HPS fixtures illuminating the playground. - Recommend addition of wallpack HPS fixtures around perimeter of building. 	\$6,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		<ul style="list-style-type: none"> - School has 29 parking stalls with access to block heater receptacles. - Parking lot panel does not have any timer controls. - Recommend addition of contactor and timer/thermostat controls. 	\$1,500
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		<ul style="list-style-type: none"> - Fire alarm is an Edwards 6616 non-addressable system. - Devices consist of smoke detectors, heat detectors, pull stations and audible devices. - Infirmary has a heat detector. This should be replaced with a smoke detector. - Classrooms on south end of school should have smoke alarms. 	\$1,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		<ul style="list-style-type: none"> - Emergency lighting consists of battery packs and remote heads. - Remote heads properly illuminate exit paths. 	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		<ul style="list-style-type: none"> - Exit signs are old style incandescent units. - Exit signs are properly pointing out exit paths. 	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	3		- No surge protection. - Recommend adding surge protection to two panels; one in the east wing and one in the south wing.	\$3,000
5.3.2	Panels and wireways capacity and condition.	4		- Panels are Westinghouse panels and are full. - School has added new FPE type panels in 3 areas. These panels have between 17 - 37 spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			- N/A	
5.3.4	General wiring devices and methods.	4		- Classrooms have been upgraded to increase number of receptacles to 4 per room; minimum.	
5.3.5	Motor controls.	4		- Motor controls are wall mounted starters and are in fair condition.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		<ul style="list-style-type: none"> - Lighting levels in east wing are adequate. Levels in south wing are below acceptable levels. - Controls are line voltage switches. - Classrooms East Wing; 520-545 Lux. - Classrooms South Wing; 310-330 Lux. - Corridors; 34 Lux. - Gymnasium; 150 Lux. - Administration; 560 Lux. - Library; 550 Lux. - Washrooms; 380 Lux. 	See 5.4.3 for Pricing
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	F.I.		- Age of school indicates possibility of PCB ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		<ul style="list-style-type: none"> - Due to recommended mechanical upgrade of ventilation system, replace all lighting with new style T8 fixtures. - Replace gym lighting with metal halide HID light fixtures. - Replace exit signs with new style LED type fixtures. 	\$150,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5		- New phone system installed in 1999. - Phone system is a Meridian Phone Exchange. - Each classroom has a telephone handset installed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		- P.A. system installed in 1999. - System is a Multicom 2000 Public Address system. - P.A. system is interfaced with Phone Exchange.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		- Cat. 5 cabling only installed in offices, staff room and library.	\$3,600
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		- Existing Cat. 5 installation is neat and tidy, utilizing conduit stub-ups.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		- Telecom/Data closet has sufficient room for growth. - Additional ventilation is required in Telecom Room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		- Dedicated circuits have been provided for network equipment.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).			- N/A	
5.6.2	Intrusion alarms (if applicable).	4		- School has infrared motion detectors in corridors and other key locations. - System has an auto dialer to a monitoring company.	
5.6.3	Master clock system (if applicable).			- N/A	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Bldg. Section	Description/Condition	
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.			- N/A	
5.7.3	Lighting and ventilation of elevators/lifts.			- N/A	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$195,100

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>		- N/A	
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			\$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10 @ 4 @	82.7 80.4	1148.6	14 @	80	1120	28.6	- 1960 wing undergoing conversion of classroom areas to accommodate special needs students (special needs pop. 57 students)
7.2	Science Rooms/Labs			N/A	2 @	95	190	-190.0	- No science room
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2 @ 1 @ 1 @	80.4 82.7 85.3	328.8	1 @ 3 @	130 90	400	-71.2	- Large stage area filled with storage
7.4	Gymnasium (incl. gym storage)	1 @ 1 @ 1 @	238.1 18.0 85.3	341.4	1 @ 430 1 @ 43	473		-131.6	- Small gym made smaller by handicap ramp at one end; unsuited to sports activity-older grades
7.5	Library/Resource Areas	1 @	122.2	122.2	1 @	220	220	-97.8	- Millwork modification planned/current; library desk could have more functional layout; short resource storage area and audio visual storage areas
7.6	Administration/Staff, Physical Education, Storage Areas	1 @ 1 @	340.8 36.6	377.4	1 @ 1 @ 1 @	357 70 84	511	-133.6	- No phys. ed. office
7.7	CTS Areas								
	7.7.1 Business Education			N/A			N/A		
	7.7.2 Home Economics			N/A			N/A		
	7.7.3 Industrial Arts			N/A			N/A		
	7.7.4 Other CTS Programs			N/A			N/A		
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1215.5	1 @ 1 @ 1 @ 1 @	601 288 120 60	1069	146.5	- Lunchroom @ 80.4; lunchroom/classroom @ 82.7; leased daycare area (3 classrooms = 248.1 M ²); 2 existing washrooms adapted to special needs with shower room
	Overall Space Adequacy Assessment			3533.9			3983	-449.1	- Undersized 11.3%

Evaluation Component/ Sub-Component	Additional Notes and Comments