

School Name: St. Gabriel School
 Location: Fort McMurray, Alberta
 Region: North
 Jurisdiction: Fort McMurray
R.C.S.S.D No. 32
 Grades: K-VIII

School Code: 1890
 Facility Code: 2150
 Superintendent: Dam McLissac
 Contact Person: Bill Pringle
 Telephone: (780) 799-5700
 School Capacity: 590

Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1980	1	2368.83	Masonry/Metal Clad Fascia/4 Ply BUR	Two coppertube heating boilers. 100% standby circ pumps, reverse return piping systems, radiation. Two built up air system. Pneumatic controls.	In general well constructed functional building. Finishes are tired and in need of a complete paint job.
Additions/ Expansions	1982	1	1557	To match above.	One built up air system for classrooms and gas fired unit for Industrial Arts. Industrial Arts reduced in size. Gas fired unit reused for ventilation. Radiant panels installed.	

Evaluator's Name: Kim Ziola/Brinsmead Ziola Associates
 & Company:

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981	6	770.63	Attached/Permanent	Gas fired furnace complete with Dx cooling coil for each portable.	

List of Reports/ Supplementary Information	Standard Assessment & Utilization Report Fire Inspection Report 98/11/11 Roofing Report 99/12/01
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Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	Adequate. Poor soil conditions to yard and asphalt areas that cannot be corrected for reasonable expenditure.	
2 Building Exterior	Roof Maintenance required. Roofing replacement should be scheduled in 2 to 4 years. (\$305,000)	\$4,200.00
3 Building Interior	Fair condition. Tired finishes could benefit from clean up and paint job.	
4 Mechanical Systems	Systems in general in good condition. Some plumbing fixture brass high maintenance and should be replaced. Combustion air requires upgrade.	\$43,000.00
5 Electrical Systems	The electrical power distribution system appears to be in good condition and is adequate for present and future loads. Lighting throughout the school generally appears adequate. All remaining systems appear to be adequate for present use and in good condition. Regular maintenance is being carried out as required.	\$55,000.00
6 Portable Buildings	Remove and install equipment which will provide required outdoor air to maintain acceptable CO2 levels.	\$112,000.00
7 Space Adequacy: 7.1 Classrooms		
7.2 Science Rooms/Labs		
7.3 Ancillary Areas		
7.4 Gymnasium		
7.5 Library/Resource Areas		
7.6 Administration/Staff Areas		
7.7 CTS Areas		
7.8 Other Non-Instructional Areas (incl. gross-up)		
Overall School Conditions & Estim. Costs		\$204,200.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate size.	
1.1.2	Outdoor athletic areas.	4	Adequate size.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4		
1.1.4	Site landscaping.	4		
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4		
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Maintenance on east sidewalk completed due to soil subsistence. Poor 'muskeg' type soil conditions.	
1.1.7	Evidence of sub-soil problems.	4	Poor soil type makes proper drainage a problem. No reasonable economic solution.	
1.1.8	Safety and security concerns due to site conditions.	4	Some evidence of vandalism but no serious concerns expressed by maintenance or school personnel.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Limited bus drop off area. Standard congestion problems. No exceptional concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved parking area.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site. Limited size.	
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	4		
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	50 stalls inclusive of H.C.	
1.3.2	Layout and safety of parking lots.	4	Satisfactory.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt. Drainage acceptable.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4		
Other				
Overall Site Conditions & Estimated Costs				

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost						
2.1	Overall Structure		<table border="1"> <thead> <tr> <th data-bbox="831 212 905 235">Bldg. Section</th> <th data-bbox="905 212 1801 235">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 235 905 267"></td> <td data-bbox="905 235 1801 267">No visible problems.</td> </tr> </tbody> </table>	Bldg. Section	Description/Condition		No visible problems.			
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2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	<table border="1"> <tbody> <tr> <td data-bbox="831 267 905 300">80</td> <td data-bbox="905 267 1801 300"></td> </tr> <tr> <td data-bbox="831 300 905 332">82</td> <td data-bbox="905 300 1801 332"></td> </tr> <tr> <td data-bbox="831 332 905 365">81</td> <td data-bbox="905 332 1801 365"></td> </tr> </tbody> </table>	80		82		81		
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82										
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2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	<table border="1"> <tbody> <tr> <td data-bbox="831 535 905 568">80</td> <td data-bbox="905 535 1801 568"></td> </tr> <tr> <td data-bbox="831 568 905 600">82</td> <td data-bbox="905 568 1801 600"></td> </tr> <tr> <td data-bbox="831 600 905 633">81</td> <td data-bbox="905 600 1801 633"></td> </tr> </tbody> </table>	80		82		81		
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Other										

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 states of repair.</i>		Bldg. Section or Roof Section <u>Description/Condition/Age</u>	
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).		See roof report. Rated roof as in poor to fair condition and should be scheduled for re-roofing in 2 to 4 years. Recommended immediate maintenance as follows: - regravels bare spots - repair all buckle and blisters - repair membrane flashing at gravel stop detail - reinstall base flashing where metal has dropped below counter flashing - recaulk reglet flashings and storm collars - clean debris.	
		3	80	(305,000.00
			82) \$
			81	4,200.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	80 82 81	
2.2.3	Control of ice and snow falling from roof.	4	No reported problem areas.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		
Other				

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Metal doors. Maintenance program has kept doors in reasonable operating condition. 80 82 81	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Reasonable operating condition. 80 82 81	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Appears to be code compliant. 80 82 81	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Aluminum frame/sealed units. 80 82 81	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Good condition. 80 82 81	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No signs of problem areas. No reported problems. 80 82 81	
Other				
Overall Bldg Exterior Condition & Estim Costs				\$4,200.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost									
3.1	Interior Structure 3.1.1 Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). 3.1.2 Floors (i.e., signs of cracks, heaving, settlement). Other	4 4	<table border="0"> <tr> <td style="vertical-align: top;">Bldg. Section</td> <td style="vertical-align: top;">Description/Condition</td> </tr> <tr> <td>80/82 81</td> <td>Masonry. Some evidence of very minor cracks. Gypsum Board.</td> </tr> <tr> <td>80 82 81</td> <td>No serious problems evident.</td> </tr> </table>	Bldg. Section	Description/Condition	80/82 81	Masonry. Some evidence of very minor cracks. Gypsum Board.	80 82 81	No serious problems evident.	<table border="1"> <tr> <td style="width: 50px; height: 30px;"></td> </tr> </table>			
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3.2	Materials and Finishes 3.2.1 Floor materials and finishes. 3.2.2 Wall materials and finishes. 3.2.3 Ceiling materials and finishes. 3.2 Materials and Finishes (cont'd)	4 4	<table border="0"> <tr> <td style="vertical-align: top;">Bldg. Section</td> <td style="vertical-align: top;">Description/Condition</td> </tr> <tr> <td>80/82 81</td> <td>Lino-carpet in minor areas. VCT.</td> </tr> <tr> <td>80/82 81</td> <td>Masonry and Gypsum Board. Gypsum Board. Very tired but functional. Recommend a clean-up and paint throughout.</td> </tr> <tr> <td>80/82 81</td> <td>T-bar. T-bar.</td> </tr> </table>	Bldg. Section	Description/Condition	80/82 81	Lino-carpet in minor areas. VCT.	80/82 81	Masonry and Gypsum Board. Gypsum Board. Very tired but functional. Recommend a clean-up and paint throughout.	80/82 81	T-bar. T-bar.	<table border="1"> <tr> <td style="width: 50px; height: 30px;"></td> </tr> </table>	
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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2.4	Interior doors and hardware.	4	80/82 S.C. Wood Reasonable condition. 81 S.C. Wood Reasonable condition.	
3.2.5	Millwork	4	80/82 Functional - some modification to Home Ec. By school board completed. 81	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	80/82 Functional. 81	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	80/82 Functional. 81	
3.2.8	Washroom materials and finishes.	4	80/82 New vanities and clean up by school board. 81	
Other				
3.3	<p>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 required.</p>		<p>Bldg. <u>Section</u> <u>Description/Condition</u></p>	<input data-bbox="1801 1279 1944 1328" type="text"/>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	80/82 81 Non combustible/Non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	80/82 81 Appear to comply with code.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	80/82 81 Appear adequate.	
3.3.4	Exiting distances and access to exits.	4	80/82 81 Appear to provide reasonable and safe egress.	
3.3.5	Barrier-free access.	4	80/82 81 All areas accessible.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	80/82 81 No report available. No concerns raised through interview process.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	80/82 81 No concerns raised.	
Other				
Overall Bldg Interior Condition & Estim Costs				

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). 4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs). 4.1.3 Outside storage tanks. Other	4	Non freeze hose bibbs. No vacuum breakers. Irrigation system with backflow preventor. N/A									
4.2	Fire Suppression Systems 4.2.1 Fire hydrants and siamese connections. 4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). 4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas). 4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas). Other	4	<table border="1"> <thead> <tr> <th data-bbox="831 703 905 727">Bldg.</th> <th data-bbox="905 703 1791 727">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 727 905 857"></td> <td data-bbox="905 727 1791 857">Fire hydrant located within 90 m of front entrance.</td> </tr> <tr> <td data-bbox="831 857 905 971"></td> <td data-bbox="905 857 1791 971">N/A</td> </tr> <tr> <td data-bbox="831 971 905 1084"></td> <td data-bbox="905 971 1791 1084">A.B.C. and pump tank fire extinguishers. Science room complete with fire blanket and portable eye wash.</td> </tr> </tbody> </table>	Bldg.	Description/Condition		Fire hydrant located within 90 m of front entrance.		N/A		A.B.C. and pump tank fire extinguishers. Science room complete with fire blanket and portable eye wash.	
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4.3	Water Supply and Plumbing Systems																						
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Section 4 Mechanical Systems		Rating	Comments/Concerns	Estim. Cost																
4.4	Heating Systems																			
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4.4.7	Heating humidification systems and components.																			
		4	Two copper tube heating boilers, 1,630,000 BTU/hr each. Two 100% circulation pumps.																	
		4	Boilers provided with integral controls to maintain heating system supply temperature.																	
		3	Combustion air and unit heater ductwork to assist in tempering the combustion air poorly terminated. Upgrade required.	\$2,000.00																
		4	Chemical pot feeder provided to add chemicals into heating system. Side stream filter assembly installed.																	
		4	L.W.C.O., pressure relief valve, high limit control provided.																	
			N/A																	
			N/A																	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost														
4.4	Heating Systems (cont'd)		<table border="1"> <thead> <tr> <th data-bbox="831 215 905 240">Bldg.</th> <th data-bbox="905 215 1793 240">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 240 905 264">4.4.8</td> <td data-bbox="905 240 1793 345">Reverse return black iron piping system to mechanical room unit heaters, air system heating coils, entrance heaters, reheat coils and 1995 upgrade radiant panels.</td> </tr> <tr> <td data-bbox="831 345 905 370">4.4.9</td> <td data-bbox="905 345 1793 435">Heating piping and valve bodies insulated.</td> </tr> <tr> <td data-bbox="831 435 905 459">4.4.10</td> <td data-bbox="905 435 1793 508">None.</td> </tr> <tr> <td data-bbox="831 508 905 532">4.4.11</td> <td data-bbox="905 508 1793 597">None.</td> </tr> <tr> <td data-bbox="831 597 905 621">4.4.12</td> <td data-bbox="905 597 1793 670">N/A</td> </tr> <tr> <td data-bbox="831 670 905 695">4.4.13</td> <td data-bbox="905 670 1793 760">N/A</td> </tr> </tbody> </table>	Bldg.	Description/Condition	4.4.8	Reverse return black iron piping system to mechanical room unit heaters, air system heating coils, entrance heaters, reheat coils and 1995 upgrade radiant panels.	4.4.9	Heating piping and valve bodies insulated.	4.4.10	None.	4.4.11	None.	4.4.12	N/A	4.4.13	N/A	
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Other																		

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	Air systems activated via central time clock. Override timers provided to allow time clock override.	
4.5.8	Air filtration systems and filters.	3	Low efficiency pad filters. Upgrade to pleated filters.	
4.5.9	Humidification system and components.	4	Electric canister humidifiers with steam grid. Not in operation due to reduction in maintenance budgets.	
4.5.10	Heat exchangers.		None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Three built up air systems consisting of supply and return fans, mixed air dampers, heating coil in the return air, low efficiency pad filters. Low velocity ductwork distribution to round ceiling diffusers, sidewall grilles and high throw grilles in gymnasium. Gymnasium ducted return. Other systems ceiling space return.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost												
4.6	Cooling Systems		<table border="1"> <thead> <tr> <th data-bbox="831 215 905 232">Bldg. Section</th> <th data-bbox="905 215 1791 232">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 240 905 264"></td> <td data-bbox="905 240 1791 264">N/A</td> </tr> <tr> <td data-bbox="831 394 905 418"></td> <td data-bbox="905 394 1791 418">N/A</td> </tr> <tr> <td data-bbox="831 524 905 548"></td> <td data-bbox="905 524 1791 548">N/A</td> </tr> <tr> <td data-bbox="831 654 905 678"></td> <td data-bbox="905 654 1791 678">N/A</td> </tr> <tr> <td data-bbox="831 784 905 808">Other</td> <td data-bbox="905 784 1791 808"></td> </tr> </tbody> </table>	Bldg. Section	Description/Condition		N/A		N/A		N/A		N/A	Other		
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4.7	Building Control Systems		<table border="1"> <thead> <tr> <th data-bbox="831 963 905 979">Bldg. Section</th> <th data-bbox="905 963 1791 979">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1011 905 1036">4.7.1</td> <td data-bbox="905 1011 1791 1125">Duplex air compressor complete with refrigerated air dryer. Manual adjustment of humidity and discharge air temperature setpoints at local control panels. Day/night thermostats. Installation of building management system would reduce maintenance costs and reduce utilities.</td> </tr> <tr> <td data-bbox="831 1141 905 1166">3</td> <td data-bbox="905 1141 1791 1166"></td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	4.7.1	Duplex air compressor complete with refrigerated air dryer. Manual adjustment of humidity and discharge air temperature setpoints at local control panels. Day/night thermostats. Installation of building management system would reduce maintenance costs and reduce utilities.	3								
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3																
	Overall Mech Systems Condition & Estim. Costs	4		\$35,000.00												

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	The incoming underground power service to the school originates from an Alberta Power padmounted transformer and terminates in a 800 A, 120/208 V 3 phase, 4 wire Westinghouse Main Distribution Panel (MDP) located in the main electrical room and was installed in 1980. The existing service has sufficient capacity to accommodate additional loads.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Exterior lighting consists of pole and wall mounted HID luminaires located in the parking lot and around the perimeter of the building. According to the users, pedestrian routes and parking lot are adequately illuminated and in good working condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	The parking lot electrical plug-ins service is comprised of 52 stalls and is in good working condition.	
Other				
5.2 Life Safety Systems				
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	<p>Bldg. Section Description/Condition</p> <p>The existing fire alarm system is manufactured by Edwards, Model 7600, hardwired, supervised system. The 6500 series system is no longer manufactured, however, it is still serviceable. The existing fire alarm system does not make use of current technologies. System is regularly tested and has been verified in 1999.</p>	\$30,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Emergency lighting is provided by integral and remote heads powered by battery packs located throughout the school and are in satisfactory condition. Placement and location of emergency lighting units appears adequate and in good working condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Exit lights are stencil faced internally illuminated exit signs. The exit lights are 120 volt AC and 12 volt DC emergency. Some exit signs that were checked had burnt out AC lamps.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost		
5.3	Power Supply and Distribution		<table border="1"> <thead> <tr> <th data-bbox="831 212 905 230">Bldg.</th> <th data-bbox="905 212 1801 230">Description/Condition</th> </tr> </thead> </table>	Bldg.	Description/Condition	
Bldg.	Description/Condition					
5.3.1	Power service surge protection.					
5.3.2	Panels and wireways capacity and condition.	4	Main distribution panel is equipped with transient surge suppressor.			
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	Branch circuit panels are located throughout the school. Most of the panels have spaces available and have sufficient capacity to accommodate additional loads, and are in good operating condition. (If additional computer outlets are required in all classrooms, additional duplex receptacles are to be installed.)			
5.3.4	General wiring devices and methods.	NA	The facility is not equipped with an emergency power system.			
5.3.5	Motor controls.	4	The facility is equipped with both convenience and dedicated duplex receptacles. Duplex receptacles are provided throughout the school. The number of receptacles in classrooms are generally satisfactory.			
5.3.5	Motor controls.	4	Motors starters appear to be in good operating condition.			
Other						

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.4	Lighting Systems		<p><u>Bldg. Section</u> <u>Description/Condition</u></p>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	<p>Lighting throughout the school is primarily fluorescent the number and location of luminaires are appropriate and adequate for the functions. Lighting levels in the facility appeared to be acceptable according to maintenance staff most of the lamps are T12, warm white and electronic ballasts. Local line voltage switching is provided. The classrooms have multi-level switching. The majority of the fluorescent luminaires are in satisfactory condition.</p>	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	NA		
5.4.3	Implementation of energy efficiency measures and recommendations.	3	<p>Install motion sensors in washrooms, storage and utility rooms. Retrofit existing luminaires with highly reflective reflectors. Reduce the number of luminaires.</p>	\$10,000.00
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	The existing telephone distribution system consist of conduit and wire to telephone outlets throughout the facility. The system is in good condition and has capacity for expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	The school is equipped with a sound communication system. Return calls and speakers are provided in the classrooms. The gymnasium is served by a separate sound system. Television distribution system is provided throughout the school. All communication systems appear to be in satisfactory operation condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	Network cabling consists of Category 3 cables. We recommend that the existing network cabling be replaced with Category 5E.	\$15,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All methods of supports are used.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	Size is adequate. Doors are locked and some ventilation provided. Acceptable capacity for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	FI	Cannot determine without more investigation. Tracing of wiring and circuits is required.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost								
	5.6 Miscellaneous Systems 5.6.1 Site and building surveillance system (if applicable). 5.6.2 Intrusion alarms (if applicable). 5.6.3 Master clock system (if applicable). Other	 4 4	<table border="1"> <thead> <tr> <th data-bbox="831 212 905 233">Bldg. Section</th> <th data-bbox="905 233 1787 254">Description/Condition</th> </tr> </thead> <tbody> <tr> <td></td> <td>None existing.</td> </tr> <tr> <td></td> <td>The school is equipped with a passive infrared security system consisting of an exit / entry touchpads and a control panel located in the main electrical room. The system is a DSC Digital PC 4000 Security System. Motion sensors are located in the corridors and selected classroom. The system is in good working condition.</td> </tr> <tr> <td></td> <td>The school is equipped with a Simplex 2350 master program clock (MPC) located in general office. The MPC controls the Time Changes Signal, horns and clocks. Synchronous clocks are utilized throughout the school. The system is in good working condition.</td> </tr> </tbody> </table>	Bldg. Section	Description/Condition		None existing.		The school is equipped with a passive infrared security system consisting of an exit / entry touchpads and a control panel located in the main electrical room. The system is a DSC Digital PC 4000 Security System. Motion sensors are located in the corridors and selected classroom. The system is in good working condition.		The school is equipped with a Simplex 2350 master program clock (MPC) located in general office. The MPC controls the Time Changes Signal, horns and clocks. Synchronous clocks are utilized throughout the school. The system is in good working condition.	
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	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		 The facility is not equipped with an elevator or lift. Not applicable. Not applicable.	 								
	Overall Elect. Systems Condition & Estim Costs											

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>	4	Reasonable condition/functional. Cleaning/painting.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No visible signs of distress.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Maintenance required. New roof 2 to 4 years. See roof report. Cost included in 2.2.1	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No visible signs of problem areas.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Functional.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Functional but tired.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	See note above.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate.	
6.1.8	Heating system.	3	Palm Air vertical furnace package with distribution duct and grilles. Provided with Dx cooling coil and remote condensing unit. No outside air for occupant load during extreme outside temperatures. Replace units.	\$112,000.00
6.1.9	Ventilation system.		Same as heating.	
6.1.10	Electrical, communication and data network systems.	4	Lighting throughout the portables generally appears adequate and in fair condition. The branch circuit panels appear to be in good condition and adequate for present use all remaining system appear to be satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	A.B.C. fire extinguishers.	
6.1.12	Barrier-free access.	4	Adequate.	
Overall Portable Bldgs Condition & Estim Costs		3		\$112,000.00

Section 7 Space Adequacy		This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	1@ 66.88 1@ 69.04 5@ 70.0 1@73.4	559.4	9	80	720	-160.6	Based on 390 capacity on permanent 400 core.
7.2	Science Rooms/Labs	2	1@ 79.30 1@ 93.04	172.34	3	95	285	-112.66	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	1@ 80.90 1@ 84.30 5@ 97.58 1@115.10 1@ 147.60	525.48	4	1@ 130 3@ 90	400	125.48	
7.4	Gymnasium (incl. gym storage)		1@ 412.3 1@ 35.2	447.5		1@ 430 1@ 43	473	-25.5	
7.5	Library/Resource Areas		1@ 197.0 1@ 30.0	227		1@ 260	260	-33	
7.6	Administration/Staff, Physical Education, Storage Areas			332.42			502	-169.58	
7.7	CTS Areas								
	7.7.1 Business Education	-	-	-	-	-	-	-	
	7.7.2 Home Economics	1	140	140	0	0	0	140	
	7.7.3 Industrial Arts	1	200	200	0	0	0	200	
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)		Indeterminant					1008	
Overall Space Adequacy Assessment									

Evaluation Component/ Sub-Component	Additional Notes and Comments

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