

School Facility Evaluation Project
Part II - Physical Condition

	School Name:	St. Bride School				School Code:	0 19
	Location:	Edmonton				Facility Code:	1963
	Region:	Central				Superintendent:	Mr. Dale Ripley
	Jurisdiction:	Edmonton Roman Catholic Regional Division #40				Contact Person:	Mr. Garnet McKee
						Telephone:	780-441-6000
	Grades:	9-12 Building is currently leased by BOSCO Homes				School Capacity:	220
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		1961	2	903	Flat roof, masonry, interior and exterior concrete foundation walls		Building is in excellent condition.
Additions/ Expansions		1966		1128	Flat roof, masonry, brick walls.	Unit ventilators on classrooms and force flow units in gym, vestibules, and hallways	
Upgrading/ Modernization (identify whether minor or major)		1993 1984 1989		769 575 162	Upgrade roof on 1966 building and gym. Upgrade roof on 1961 section. Create Home Ec.		\$34,000.00 was spent on 1993 General Building Renovations.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)		N/A					
List of Reports/ Supplementary Information					Roofing Projects BQRP Upgrading for Years 1992-2000 Inventory of Core School Buildings Summary of Minor Modernization Projects 1990-1999	Gym Inventory: January 10, 2000 Handicapped Directory: November 1998 Consultants for School Facilities: February 22, 1999 School Directory: 1999/2000	

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Improve parking, safety and garbage areas.	\$ 115,000.00
2	Building Exterior	Building is in very good condition. Provide for playground equipment and off Site garbage enclosures.	\$ 41,000.00
3	Building Interior	Building is in very good condition. Major upgrading for flooring, ceilings, millwork, door hardware, and Handicapped assist.	\$ 345,000.00
4	Mechanical Systems	Upgrade municipal services, water distribution, plumbing, and fixtures, new boilers, heating water distribution, and unit ventilators.	\$ 401,000.00
5	Electrical Systems	Upgrade switch gear, F.A. panel, Panel/distribution, lighting system, and interior system.	\$ 271,200.00
6	Portable Buildings	There are no portables to this building.	
7	Space Adequacy:		
	7.1 Classrooms	8 Classrooms provided, good size, surplus of 320 m ² .	
	7.2 Science Rooms/Labs	No science room, standard is 1 @95 m ² .	
	7.3 Ancillary Areas	2 provided total area 176 m ² , standard is 310 m ² , deficiency of 134 m ² .	
	7.4 Gymnasium	Gym has stage, if included is over standard.	
	7.5 Library/Resource Areas	Library is 32 m ² below standard, deficiency of 12 m ² .	
	7.6 Administration/Staff Areas	Staff area is 131 m ² below standard.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Building is 1031 m ² , standard is 2185 m ² , deficiency of 374 m ² .	
	Overall School Conditions & Estim. Costs	Building requires major interior, mechanical, and electrical upgrading.	\$ 1,173,200.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is adequate for school use.	
1.1.2	Outdoor athletic areas.	4	Two small ball diamonds, non regulation. Two soccer pitches.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Playground is open field and an asphalt area to the east. No playground equipment.	\$ 30,000.00
1.1.4	Site landscaping.	4	Open fields - grassed, three large conifers, one deciduous, two shrubs at west entrance to school.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Chain link fence around perimeter of Site, two picnic tables (metal and wood), one flag pole, no bike racks.	\$ 5,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site slopes from North to South and West to East.	
1.1.7	Evidence of sub-soil problems.	4	No problems, expressed by school on building.	
1.1.8	Safety and security concerns due to site conditions.	4	Site lighting provided around building to light all perimeter.	
Other		2	Garbage bins are located on Municipal property and conflict with parking and light standard.	\$ 5,000.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Site is bounded by City sidewalks, bus drop off to west of school on street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking is asphalt, snow covering at date of evaluation. Budget for resurfacing.	\$ 20,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off located to west of school on City street. Safe access from school sidewalks to buses, accommodation for four standard buses.	
1.2.4	Fire vehicle access.	4	Access on two streets for fire fighting.	
1.2.5	Signage.	4	Signage on East and West face of building.	
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	40 stalls provided, all have plug ins. No handicapped stalls.	
1.3.2	Layout and safety of parking lots.	3	8 stalls back directly onto 105th Avenue, consider replacing with parking to the southside of buildings.	\$ 35,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt, drainage is excellent, budget for resurfacing.	\$ 20,000.00
1.3.4	Layout and safety of sidewalks.	4	Sidewalks are direct from City sidewalk to entrances.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, excellent drainage 1/2% cross scope.	
1.3.6	Curb cuts and ramps for barrier free access.	4		
Other				
	Overall Site Conditions & Estimated Costs		Improve parking safety and garbage access.	\$ 115,000.00

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	All sections 1961	Concrete piles/pad footing/concrete foundation walls, floors are 2x10@16" O/C. This applies to basement and main floor. Basement: concrete columns 2x10 flooring joists. Main floor: steel columns on steel beams, 2x10@16 O/C. Floor: 2x10x16" floor joists.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All Sections	Brick veneer building with vertical, prefinished metal profile siding over windows. Brick is supported on brick angles or concrete wall. No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1961 1966	Steel columns/steel beams 2x10@16 O/C. Combination of 2x8 and 2x10@16 O/C., gymnasium has glulam beams and 2x10x16" O/C. floor structure. Condition is good.	
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	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1966 1961	SBS Roof was replaced in 1993, 370 m². SBS Roof was replaced in 1984 450 m².	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All Sections	Conditions are excellent, new pre-finished metal fascias and flashings.	
2.2.3	Control of ice and snow falling from roof.	4	All Sections	Roof on all sections is flat.	
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
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
	2.3.1 Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All Sections	Brick and masonry exterior, no problems noted, no cracking or settling.	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All Sections	Conditions are excellent, new pre-finished metal fascias and flashings.	
	2.3.3 Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All Sections	Building envelope is in good condition, there were no problems noted with staining or water damage.	
	2.3.4 Interface of roof drainage and ground drainage systems.	3	All Sections	New spouts out of scuppers except 3 locations: add downspouts.	\$ 1,000.00
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All Sections	No problems located at inspection.	
	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 Sections	Units have been well maintained but are original. Budget for replacement and hardware upgrade.	\$ 40,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	3	All Sections	See 2.4.1 Cost of hardware upgrade included in cost.	See 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All Sections	No Code or safety concerns. Budgeted replacement in 2.4.1.	See 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All Sections	Windows have been upgraded to metal inserts with venting sliders. Wood frames on exterior have been capped in metal.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4	All Sections	All are in new condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All Sections	No signs of condensation.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$ 41,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
		4	All Sections	Building interior walls are load bearing wood stud o masonry walls.	
		4	All Sections	No signs of structural problems, basement floor is concrete slab on grade.	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
		3	All Sections	VCT is original to all sections throughout to obtain consistent look. Ceramic tile in washrooms, carpet in offices, gym floor needs refinishing.	\$ 60,000.00
		4	All Sections	Concrete block painted , brick, gym board walls, all have been well maintained and painted.	
		3	All Sections	T-bar ceiling in corridors and offices. 1x1 acoustical tile, throughout Gypsum Wallboard in washrooms and storage area. Upgrade and replace 1x1 tiles with T-bar.	\$ 30,000.00

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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.	3	All Sections	Doors are solid core wood, in steel frames. Hardware is in average condition. Budget for replacement of handsets and closures.	\$ 40,000.00
3.2.5	Millwork	2	All Sections 1982	Basic painted plywood, old, no shelving. Millwork in Home Ec. Renovation is painted plywood with plum tops: good.	\$ 60,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All Sections	Chalkboards in all classrooms, no whiteboards, minimal tackboards.	\$ 20,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	1966	Two plywood painted basketball nets. No climbing gym.	\$ 30,000.00
3.2.8	Washroom materials and finishes.	3	All Sections	Average condition needs cosmetic upgrade (paint, ceiling, etc.) Ceramic mosaic tile floors: good. Walls Gypsum Wallboard crystoplex panels around urinals. T-bar ceilings.	\$ 50,000.00
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</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All Sections	Combustible, non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All Sections	There are doors separating corridors.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All Sections	Metal frame, solid core wood doors, sidelites have G.W. glass.	
3.3.4	Exiting distances and access to exits.	4	All Sections	There are no end corridors. Travel allow for 2 means of egress.	
3.3.5	Barrier-free access.	3	All Sections	The main floor is accessible, the basement is not. Add a lift, on the inside.	\$ 50,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All Sections	Complete the Hazardous Materials Audit	\$ 5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All Sections	There were no concerns expressed by school.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$ 345,000.00

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	All	All surface drainage with no problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose bibs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A			
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	Water type fire extinguishers. Appears to be an inadequate amount of fire extinguishers in the building to comply with code requirements. Provide additional fire extinguishers.	\$3,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		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).	2	All	Existing municipal service to the building with a 51 mm main. From the main, there is a 51 mm service to a fire hose standpipe and a 51 mm service to a 51 mm water meter. The water service is likely original with old piping. Upgrade service in order to provide maintained use.	\$45,000.00
	4.3.2 Water treatment system(s).	N/A		None.	
	4.3.3 Pumps and valves (including backflow prevention valves).	3	All	Backflow prevention provided to fire line. Existing valves to water system are very old, in poor shape, and should be replaced in order to provide continued service.	\$4,000.00
	4.3.4 Piping and fittings.	3	All	Mostly original piping with steel piping to fire line and copper piping for domestic use. Piping is all very old and in poor shape. Fire line piping is rusting and there are indications of leakage. Replace all water piping with new.	\$30,000.00
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Tank type water closets, wall hung urinals with flush valves, and wall hung china lavatories. Plumbing fixtures all very old and in poor shape. Replace with new.	\$25,000.00
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	Two hot water heaters, 1-40 gal GSW Inc which is very old and should be replaced, and 1-50 gal John Wood which appears in good shape. Tanks connected to a B&G recirculating pump. Pump appears to be in newer condition.	\$1,500.00
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	Municipal service connection to building is likely original and may be in poor shape. Recommend that video inspection of service be done in order to evaluate if a new service to the building should be provided. Costs shown are for video inspection and report only.	\$4,500.00
	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).	2	All	Two natural gas fired boilers, 1-Peerless 1680 MBH input and 1-1190 MBH input. Both are very old and in poor shape. Replace boilers along with heating pumps, expansion tanks, and controls.	\$91,400.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Boilers are controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Combustion air appears adequate. Chimney constructed of galvanized sheet metal and appears in good shape. Remove balancing damper from combustion air duct.	See 4.4.1
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-off and pressure relief to boiler. Boiler alarm provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating Humidification systems and components.	4	All	None existing and none requested.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	All	Schedule 40 steel piping with welded joints. Piping generally appears in fair shape, however, given the building age, it should be replaced with new piping in order to provide continued service.	See 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	3	All	Insulation provided to most of heating lines as well as domestic water lines. Piping insulation generally appears in good shape, however, it is likely that it contains asbestos. Replace pipe insulation along with new piping above. Costs shown are new insulation and asbestos report. Include costs for asbestos abatement.	\$50,000.00
4.4.10	Heat exchangers.	3	All	Cast iron boilers. Boilers are not leaking, however, should be scheduled for replacement.	Costs in 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None to heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Poor heating throughout the building. The building is currently leased to a private school. Numerous partitions have been added which inhibit heating system from operating properly.	Costs in 4.4.1
4.4.13	Zone/unit heaters and controls.	3	All	Unit ventilators in classrooms, force flow units in gymnasium and vestibules, and convectors in hallways. Installation is very old and does not provide even heating. Upgrade system and replace with new.	See 4.4.1
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
	4.5.1 Air handling units capacity and condition.	2	All	There exists a mixture of Herman Nelson and Trane unit ventilators in the classrooms. Units provide heating and ventilation to classrooms. Units are very old and well beyond expected life. System should be completely replaced in order to provide continued service.	\$80,000.00
	4.5.2 Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	Design requirements unknown. Likely designed at 5 CFM per student. Poor ventilation in most areas. Upgrade with new ventilation units.	Costs in 4.5.1
	4.5.3 Air distribution system (if possible, reference number of air changes/hour).	2	All	Design requirements unknown. Poor air flow in all areas. Upgrade with new ventilation units.	Costs in 4.5.1
	4.5.4 Exhaust systems capacity and condition.	2	All	Exhaust system capacity unknown. It appears that separate exhaust fans provided to each washroom. In addition, central exhaust system provided to corridors. Installation is very old and should be upgraded to comply with present code requirements.	\$21,600.00
	4.5.5 Separation of out flow from air intakes.	4	All	Appears to be good separation with no problems noted.	
	4.5.6 Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
	Other	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
	4.5.7 Ventilation controls (including use of current energy management technology).	N/A			
	4.5.8 Air filtration systems and filters.	4			
	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, linkages).	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				
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	The control system in the building is very minimal and should be upgraded along with new mechanical system.	\$45,000.00
	Overall Mech Systems Condition & Estim. Costs				\$401,000.00

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).	2	All	Underground service from pad mounted utility transformer. Service size appears to be 200A 120/240 volt single phase. Switchgear and wiring is very old and should be replaced in order to provide continued service to the building.	\$35,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Combination of high pressure sodium and incandescent light fixtures provided. Replace incandescent fixtures with high pressure sodium fixtures.	\$3,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	40 electrified stalls with no problems noted.	
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Simplex 4002 fire alarm panel, last tested August 24/99. Upgrade fire alarm bells to include for visual strobe lights to comply with present code requirements.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	DC style battery pack units with remote heads. System is very old and does not comply with present code requirements. Upgrade entire system.	\$25,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Exit signs are generally in poor shape. Present installation does not comply with code. Upgrade and replace with new LED type exit signs.	Costs in 5.2.2
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.	N/A		None.	
5.3.2	Panels and wireways capacity and condition.	2	All	Panelboards are very old and usually filled to capacity with no spares. Recommend replacing of panelboards complete with wiring.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None.	
5.3.4	General wiring devices and methods.	2	All	Most wiring devices are very old and in poor shape. There are inadequate quantity of outlets in classrooms and office areas. Recommend replacement of devices along with new power wiring to devices.	\$20,000.00
5.3.5	Motor controls.	2	All	Motor starters appear to be original and in poor shape. Replace with new once a new mechanical system is provided.	\$5,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	All	Interior light fixtures generally appear original. Fixtures in most areas are fluorescent with some areas having suspended fixtures with louvers, and other areas having a wrap around lens. Fluorescent lamps are T12. Fixtures are very old and lighting levels appear low for the occupancies served. Recommend upgrading of entire lighting system.	\$81,200.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	Existing fluorescent light fixtures are old and may contain PCB's. Cost shown are for test report on fixtures.	\$3,500.00
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Occupancy sensors and photocells could be implemented to help save energy in the corridors and classrooms. Cost shown for report to analyze installation cost and payback.	\$5,000.00
Other		N/A			

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).	3	All	Building is presently leased out to a private school. The phone system in the school is privately owned. If the school is reoccupied by the Owner, a new telephone system will have to be provided.	\$20,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Older Petcom 2200 building intercom system. The installation is presently out of service and is not being used. As the building is presently leased out, the present tenant does not use it. If the Owner is to reoccupy the school, the intercom system should be upgraded.	\$35,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	N/A		The building is presently leased out to a private school and there are no requirements for computers.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A		The building is presently leased out to a private school and there are no requirements for computers.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A		The building is presently leased out to a private school and there are no requirements for computers.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	N/A		The building is presently leased out to a private school and there are no requirements for computers.	
Other		N/A			

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		None.	
5.6.2	Intrusion alarms (if applicable).	N/A		The school is presently leased out to a private school. The tenant has their own building security system.	
5.6.3	Master clock system (if applicable).	3		The school is presently leased out to a private school. The existing class change system is not used and will require servicing and upgrading if the Owner wants to reoccupy the building.	\$8,000.00
Other		N/A			
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		None.	
5.7.2	Condition of elevators/lifts.	N/A		None.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None.	
Other		N/A		None.	
	Overall Elect. Systems Condition & Estim Costs				\$271,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		There are no portables at this school.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
									Based on 200 capacity
7.1	Classrooms	8	80	640	4	80	320	320	Surplus 3 classrooms are located on the lower level.
7.2	Science Rooms/Labs				1	95	95	-95	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	88	176	1 2	130 90	310	-134	Deficiency
7.4	Gymnasium (incl. gym storage)	1 1	270 8.5	278.5	1 1	250 25	275	3	Surplus The gym is 222 m ² and stage of 48 m ² . For 270 m ² .
7.5	Library/Resource Areas	1	88	88	1	100	100	-12	Deficiency
7.6	Administration/Staff, Physical Education, Storage Areas	1	128	128	1	259	259	-131	Deficiency
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1	162	162	1	160	160		Capacity 20
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)		105	105	1	479	479	-374	
	Overall Space Adequacy Assessment			1577.5			1998	-420.5	Deficiency

Evaluation Component/ Sub-Component	Additional Notes and Comments