

School Facility Evaluation Project  
Part III - Space Adequacy

School Name:	St. Gabriel Elementary School			School Code:	18	
Location:	Edmonton			Facility Code:	2021	
Region:	Central			Superintendent:	Mr. Garnet McKee	
Jurisdiction:	Edmonton R.C.S. Regional Division #40			Contact Person:	Mr. Ken Yakimovich	
				Telephone:	(780) 453-4500	
Grades:	K - VI			School Capacity:	685	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1957	1	2336.50	Masonry, built-up roof, concrete block, facing bricks and steel framing.	Steam boilers with Univents in each classroom. 3 rooftop cooling units on west side. Gym AHU under stage. No vent.	
<b>Additions/ Expansions</b>	1961	2	864.40	Masonry, built-up roof, concrete block, facing bricks and steel framing.	Heating serviced from original building.	
	1967	2	2737.60	Masonry, built-up roof, concrete block, facing bricks and steel framing.	Steam boiler with Hot water heat exchanger for perimeter radiation. AHU in boiler room provides Heat / Vent to the north end of the building.	
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1967			Renovation		110, 111, 112, 113, 114, 115
	1981			Modernization		117,118,119,120,123,124,125,137,138, 139,140,154,155
	1984			Modernization		144
	1984			Re-roofing		1957 section
	1987			Modernization		212
	1988			Re-roofing		1961and 1967 sections
	1993			BQRP		Replace carpet
	1993			BQRP		Replace VA tiles
	1996			BQRP		Urinals
	1996			BQRP		Upgrade Library to accommodate technology
	1997			BQRP		Replace carpet in Music Rm.
	1998			BQRP		Asbestos abatement in crawl space
	1998			BQRP		Replace carpet with tiles ECS Rm.
	1999				Minor repair and servicing of Univents.	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No Portables.	No Portable structures added to this school.	
List of Reports/ Supplementary Information	None  Room nos. based on Edmonton R.C.S. School Board drawings.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$43,250.00
2	Building Exterior	Install new built up roofs. Repair windows and accessories. Repair and repaint exit doors.	\$412,600.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$173,300.00
4	Mechanical Systems	This is an older building with a number of Mechanical problems. These include the need to replace vacuum breakers on exterior hose bibbs as well as the humidifier and radiation control valves. There are also control problems with the rooftop units, which require further investigation.	\$50,500.00
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide surge suppression system and provide timer and temperature control for the vehicle plug-ins.	\$248,500.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	-77.70	
	7.2 Science Rooms/Labs	-76.00	
	7.3 Ancillary Areas	-17.90	
	7.4 Gymnasium	-55.60	
	7.5 Library/Resource Areas	9.60	
	7.6 Administration/Staff Areas	-223.10	
	7.7 CTS Areas	420.10	
	7.8 Other Non-Instructional Areas (incl. gross-up)	765.10	
	Overall School Conditions & Estim. Costs	744.50	\$928,150.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 3 streets. Adequate.	
1.1.2	Outdoor athletic areas.	4	1 baseball backstop and 2 sets of soccer goal posts maintained by the City of Edmonton. 2 sets basketball backstops on concrete pad on north side of 1967 section.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Outdoor playground equipment in good condition and maintained by the City of Edmonton.	
1.1.4	Site landscaping.	4	Trees and shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fences installed for east, south and north sides of outdoor athletic areas. Bike rack provided on east of 1961 section. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding around the school especially along east sides of 1967 and 1957 sections. Need new grading around the building.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalk at all exits. Exposed waterproofing material of concrete foundation walls near south east and south west corners of 1961 section. Settled concrete slabs in inner courtyard. Repair concrete slabs.	\$10,000.00
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problem.	
Other				
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>		<u>Description/Condition</u>	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access for entry and exit from 106 Avenue for staff, visitor and Town & Country Staff parking lot. One access for entry and exit from 57 Street for staff, visitor and Town & Country Staff parking lot.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus loading and unloading areas along 106 Avenue and 57 Street.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	3	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. Visitor parking signage installed. Town & Country staff parking signage installed. No handicapped stall signage installed. Install signage.	\$250.00
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	24 staff parking stalls. 3 Town & Country staff parking stalls. 1 visitor parking stall. Provide one handicapped parking stall.	\$3,000.00
1.3.2	Layout and safety of parking lots.	4	No apparent problem.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel paving. 1 catch basin was seen.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked on south of 1957 section; west of 1967 section; east of 1967 section; exit step of Room 122 and north exit slab of 1967 section. Repair sidewalks.	\$10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk. (See 1.3.4)	
1.3.6	Curb cuts and ramps for barrier free access.	4	1 curb cut for barrier free access at west of 1957 section.	
Other				
	<b>Site Conditions Estimated Costs</b>			\$43,250.00

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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	All	Cracked foundation on the east side of 1957 section. Cracked concrete slab in Mechanical Room 139. Repairs to foundation wall and slab.	\$20,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1957	Concrete block wall cracked at window header e.g. 102, 103. Concrete block wall cracked at south west corner of Gym. 127.	\$25,000.00
			1961	Concrete block wall cracked at window header e.g. 133, 132.	
			1967	Concrete block wall cracked at south exit above door of Gym. 140.  Repairs to concrete block walls.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Exposed O.W.S.J. and metal deck in Gymnasium have no deflection.  All other areas were covered with T-Bar ceiling tiles.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1957	Built-up roof with blisters. Ponding on roof. Water leaking in Gym. and Classrooms. Replacement of new built-up roof (Area 2336 sq. m.).	\$324,600.00
			1961	Built-up roof with blisters. Ponding on roof. Replacement of new built-up roof (600 sq.m.)	
			1967	Built-up roof with blisters. Ponding on roof. Replacement of new built-up roof (1700 sq.m.).	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Cat ladders from lower roofs to upper roofs. No access to lower roofs. Use portable ladder from outside. Make an access panel on the Mechanical Room Mezzanine 138. Facing bricks of chimney need repointing. All metal flashing caps were rusty or paint peeled off. Repaint flashing caps.	\$16,000.00
2.2.3	Control of ice and snow falling from roof.	4	All	No apparent problem.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					



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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).	3	All	Some minor chipped facing bricks e.g. east of 1957 section Facing bricks have water stains e.g. north west corner of 1967 section. Facing brick window sills need repointing, e.g. inner courtyard near 104.	\$1,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Plywood soffit to all entrance and exits in good condition. Metal cladding fascia in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Facing bricks have water stains.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Downspouts connected to roof drains were installed inside the building.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All	Interior concrete block walls supporting the exterior window headers have cracks, e.g. 129, 142, 151.	Included in 2.1.2
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Metal exit doors in Gym. 140 could not close and need repair. Exit door glazing broken in 138. Provide new glazing. Exit doors need new weatherstrips. Caulking around some exit doors, e.g. 122; and control joints is required.	\$3,900.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Door hinges and closers for all exterior doors to be readjusted, e.g. 127.	\$4,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Exit panic bars for east exit in Gym. 127, exit near 131 need replacement.	\$500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Dirt found between glazing typical. Gaskets need replacement e.g. 001, 002, 102, 103, 104, 105, 106, 114, 118, 120, 123, 129, 130, 131, 132, 133. Caulking around some windows is required.	\$16,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Operable aluminum window knobs need repair, e.g. 141, 142, 143, 150, 151, 212, 213 and along the north wall of inner courtyard. Some vinyl rolling blinds need repairs, e.g. 120, 132; need replacement, e.g. 121. Replace insect screens in 103.	\$1,600.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	Condensation marks on window sills.	Included in 3.2.5
Other					
	<b>Building Exterior Estimated Costs</b>				<b>\$412,600.00</b>

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Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	All	All interior partitions cracked at corners, e.g. 144. Repair partition. Paint peeled off in 140. Repaint wall. Cracked concrete blocks at south east of Gym 140; at corridor near 129. Folding partition between 204 and 205 damaged. Repair partition.	\$3,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Floors are covered with finish materials. No visible crack had been found.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Carpet has normal wear and tear condition; stained in 124. Granwood floor in Gymnasium 127 and Stage 126 damaged. Vinyl tiles scratched and stained e.g. 101, 104, 107, 124., 202, 203, and 207; need repair in basement of 1961 Section and Corridor near 120; missing in Gym Storage 128 and 139. Replace approximately 1/3 of flooring.	\$84,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall partitions need repair and repaint e.g. in Corridor near 153. Concrete block walls need repaint, e.g. 140. Replace rubber base in 201.	\$15,200.00
3.2.3	Ceiling materials and finishes.	3	All	Replacement of stained mineral fibre ceiling tiles in 104, 131, 132, 133 and damaged ceiling tiles, e.g. 101, 132. Replacement of stained suspended ceiling tiles in 120; damaged in 144 and Corridors near 141 and 204. Repair textured drywall ceiling in Basement Corridor.	\$4,500.00

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Section 3	Building Interior	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	Interior wood doors e.g. 102, 105, 140, 207; metal door frames, e.g. 130, 132, 203 and window frames need repaint. Some door locks need repair, e.g. 001, 130. Some door closers need adjustment, e.g. 133.	\$16,000.00
3.2.5	Millwork.	3	All	Some countertop plastic laminate finish chipped and scratched, e.g. 133, 202, 203, 207. Repair countertop finishes. Cabinet doors catch each other. Cabinet door hinges need adjustment. e.g. 143, 202. Wood window sills need repair, e.g. 141, 151.	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards need replacement, e.g. 001, 201, 203, 205. Tackboards need replacement, e.g. 001. Provide whiteboard in 113.	\$3,600.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing rack in Gymnasium.	
3.2.8	Washroom materials and finishes.	3	All	Different types washroom finishes: Concrete blocks; drywall. Suspended ceiling tiles stained in Washroom 124. Mineral fibre ceiling tiles stained in 123. Replace ceiling tiles. Drywall cracked in Girls' Shower 108. Repair drywall. Mosaic tiles in good condition. Metal toilet partitions damaged in 210. Repair toilet partition.	\$2,000.00
Other					

Section 3	Building Interior	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</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non combustible and non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	All classrooms have wood doors and metal frames.	
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	
3.3.5	Barrier-free access.	4	All	West entrance allows barrier free access. Barrier free access to Gymnasium. Barrier free access to Washrooms 155, 125. No barrier free access to Stage.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	Complete hazardous materials audit. Abatements costs are included.	\$25,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems).	3	All	No acoustic panel in Gymnasium.	\$5,000.00
Other					
Building Interior Estimated Costs					\$173,300.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>		<b>Description/Condition</b>		
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Storm drainage (roof drains and 2 catch basins) discharge to City mains. No known problems.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	All	No irrigation system. Hose bibbs around exterior of building. Some vacuum breakers missing. Replace.	\$500.00
	4.1.3 Outside storage tanks.	N/A		No outside storage tanks.	
	Other				
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	N/A		No fire hydrants no siamese connections on school property.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	No sprinkler system. Standpipe & Fire Hose systems throughout the building. No known problems.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Fire extinguishers throughout the building. Checked regularly (1 / month). Appear to be in good condition.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		No special fire suppression situations in this building.	
	Other				

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Domestic water pressure and supply appears good. No reports of problems.	
4.3.2	Water treatment system(s).	N/A		There is no treatment of domestic water in this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Two small domestic hot water recirculation pumps. Backflow prevention valves on fire line and boiler make up water line. Isolation valves. All of these appear to be in good condition.	
4.3.4	Piping and fittings.	4	All	No known problems with piping & fittings.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Toilets, sinks, urinals, showers. All appear to be in good condition. No known problems.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Tank type water heaters: A.O.Smith model BT270H-860S, John Wood model JW80-200HAN. Taco recirculation pump. No known problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary and storm sewers within building appear to be in good condition. No known problems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All	The heating capacity of the heating plant appears to be adequate. No known problems.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Andover controls on boilers. Pneumatic thermostats in rooms. Seems to work well. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	No known problems.	
4.4.4	Treatment of water used in heating systems.	4	All	Chemical fed to condensate tanks. Consistent amounts of chemical being used. No known problems.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	No known problems.	
4.4.6	Heating air filtration systems and filters.	N/A		No filters on heating systems.	
4.4.7	Heating humidification systems and components.	N/A		No humidifiers on heating system	



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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	N/A	Piping, radiation, univents. No known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	N/A	Piping insulation appears good. Asbestos was recently removed (1997) or encapsulated.	
4.4.10	Heat exchangers.	4	All	The Steam / Water heat exchanger seems to be working well. No known problems.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		No mixing boxes nor dampers on the heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Generally, the distribution of heat throughout the building appears consistent. No known problems.	
4.4.13	Zone/unit heaters and controls.	3	All	There is a requirement to replace the seals on the zone valves fairly regularly. Ongoing leaks.	\$5,000.00
Other					

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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.	3	All	Air handling units are in working order. Capacity is unknown an there are areas which appear to be under-ventilated (Gymnasium). Upgrade Gymnasium ventilation.	\$25,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Unknown quantities of Outside airflow.	See Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	Unknown quantities of total supply airflow.	See Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	All	Gymnasium Exhaust fans. Washroom exhaust fans. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	All	Separation of air outflows and intakes appears good. No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	There are no special / dedicated ventilation systems in this school.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<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).	3	All	There are currently problems with existing Rooftop unit control dampers which are affecting the ability of the units to function as intended. Upgrade unit controls.	\$15,000.00
4.5.8	Air filtration systems and filters.	4	All	Filters on Air handling units are changed regularly.	
4.5.9	Humidification system and components.	2	All	The existing humidifier on the main air handling unit is not functioning. Replace Humidifier.	\$5,000.00
4.5.10	Heat exchangers.	N/A		There are no heat exchangers on the ventilation system.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Ductwork, diffusers, dampers all appear to be in good condition. No known problems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	All	Cooling system appears to have adequate capacity to meet loads.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	All	Ductwork, diffusers, dampers all appear to be in good condition. No known problems.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Refer to Item 4.5.7	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		There are no specialized / dedicated cooling systems in this school.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	New controls compressor (January 2000) in south mechanical room. Andover controls serving boiler and air handling unit in north boiler room. No known problems.	
	Mechanical Systems Estimated Costs				\$50,500.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>			<u>Description/Condition</u>	
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground service from on-site pad mounted transformer. Installation is satisfactory. Main Switchboard: 600A, 120/208V, 3PH, 4W, c/w 600A main breaker. Ample spare breaker capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures. Fixture are of the H.I.D. type. Coverage is adequate and no safety concerns expressed.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 28 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. No control provided other than breaker control.	
	Other				
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<u>Description/Condition</u>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Simplex 2001 system. Zoned, supervised and monitored. Condition is good and system is tested annually, and device coverage and location are satisfactory. Ample spare capacity in the system.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is provided by battery packs and remote heads. Coverage is satisfactory. All packs operational.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are provided DC power from the battery packs.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	None provided; concern expressed about power spikes. Provide surge suppression system at the mains.	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, well identified, and c/w directories. All panels have spare breaker spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition, and number of receptacles provided is adequate.	
5.3.5	Motor controls.	4	Mech. Room	Wall mounted starters have been provided for motor control. Installation and operation satisfactory.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures for the most part are c/w T12 lamps and standard ballast's. Fixtures are in generally good condition. Illumination levels are as follows: Classrooms: 65 to 70 fc Hallways: 20 to 30 fc Washrooms: 35 fc Staff Rooms: 65 fc Gymnasium: 40 to 45 fc Administration: 45 to 60 fc Library: 40 to 60 fc.  Replace existing fluorescent fixtures with new ones that utilize T8 lamps and electronic ballast's.	Included in 5.4.3
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend to replace existing fixtures with new T8/electronic ballast fluorescent fixtures.  As existing exit lights fail, and need replacing they should be replaced with LED type exit lights.  Provide timer and temperature control for the vehicle plug-ins.	\$245,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Nitsuko telephone system has been provided. System is adequate, no concerns expressed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Dukane 3200 PA/intercom system has been provided. System is adequate and operation is satisfactory.	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	All	Cat. 5 cabling has been provided; data outlets have been provided in classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling installation is satisfactory. Combination of open wiring and wiring in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Installation is satisfactory with the data rack and associated equipment located in the staff storage room. Area is secure and well ventilated. Ample capacity in the rack for future.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been provided for data 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		N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	New digital clock system has been provided. System operation is satisfactory.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Electrical Systems Estimated Costs				\$248,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	<b>Portable Buildings Estimated Costs</b>			\$0.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17		1202.30	16	80	1280.00	-77.70	Use Elementary Area Guidelines Capacity (685 - 60) = 625.
7.2	Science Rooms/Labs		83.60 27.90 97.50	209.00	3	95	285.00	-76.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			512.10	2 3	130 90	530.00	-17.90	
7.4	Gymnasium (incl. gym storage)	1 1	331.3 223.0 17.10	571.40		570.0 57	627.00	-55.60	
7.5	Library/Resource Areas			289.60			280.00	9.60	
7.6	Administration/Staff, Physical Education, Storage Areas			449.90		467 95 111	673.00	-223.10	
7.7	CTS Areas								
	7.7.1 Business Education		115.5	115.50	1	115	115.00	0.50	
	7.7.2 Home Economics		130.0 73.20	203.20				203.20	(Capacity 20 x 2 = 40)
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs		216.4	216.40				216.40	(capacity 20 x 1 = 20)
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2169.10		791 379 156 78	1404.00	765.10	
	<b>Overall Space Adequacy Assessment</b>			5938.50			5194.00	744.50	