

School Facility Evaluation Project
Part II - Physical Condition

School Name:	St. John Elementary School			School Code:	8026	
Location:	10231 - 120th Street, Edmonton, Alberta			Facility Code:	1969	
Region:	Central			Superintendent:	Mr. Garnet McKee	
Jurisdiction:	Edmonton Roman Catholic Schools Regional Division #40			Contact Person:	Mr. Ken Yakimovich	
				Telephone:	(780) 453-4500	
Grades:	V - XII (Special Ed). Leased			School Capacity:	200 (Leased)	
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	1939	1 & Mezz	1059.80	Wood frame construction. Flat roof, stucco exterior	Consists of original steam system, served by one (1) original steam boiler, converted from coal fired to gas fired boiler, located in the Basement of this section of the school. The ventilation system does not exist.	The Boiler Plant serving original school has exceeded its life expectancy and is in poor condition. The ventilation system does not exist. This can not meet ASHRAE 62-1989 Standard, and is against health and safety requirements. The entire mechanical system shall be replaced.
Additions/ Expansions	1954	1	431.10	Wood frame construction. Flat roof, stucco exterior	Consists of steam system, served by steam boiler plant located in the original school. The ventilation system consists of Univents with steam coils. The 1971 section of the school is served by two (2) natural gas fired furnaces.	The Boiler Plant serving the entire school is in poor condition, has exceeded its life expectancy and shall be replaced with a new hot water heating boiler plant. The existing ventilation system serving all sections of the school cannot meet ASHRAE 62-1989 Standard and shall be replaced with a new ventilation system.
	1971	1	260.00	Steel frame gym addition, sloping metal roof, metal panel walls. Pre-engineered building.		
					Evaluator's Name:	Janusz Najfeldt
					& Company:	Najfeldt Architect

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information						

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Create playfield. Replace sidewalks and guardrails.	\$ 157,500.00
2	Building Exterior	Replace windows. Roofing inspection recommended.	\$ 256,000.00
3	Building Interior	Major overhaul of interior finishes recommended. Provide new lockers and millwork.	\$ 377,300.00
4	Mechanical Systems	The existing steam system and univent Ventilation system cannot meet ASHRAE 62-1989 Standard and present ventilation code requirements. The existing mechanical system shall be replaced with a new hot water heating and ventilation system.	\$ 225,000.00
5	Electrical Systems	The main electrical service is in poor condition. Retrofit existing luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm system to current code.	\$ 156,600.00
6	Portable Buildings	None	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Somewhat Deficient.	-52.40
	7.2 Science Rooms/Labs	Somewhat Excessive	32.00
	7.3 Ancillary Areas	Deficient	-147.00
	7.4 Gymnasium	Somewhat Deficient	-25.00
	7.5 Library/Resource Areas	Excessive	55.00
	7.6 Administration/Staff Areas	Deficient	-105.50
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	155.80
	Overall School Conditions & Estim. Costs		-87.10 \$ 1,172,400.00

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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	Small site. Cannot be expanded.	\$ -
1.1.2	Outdoor athletic areas.	2	Asphalt - paved, very poor. Baseball diamond, two homemade basketball hoops. Recommend removal of asphalt and sodding of playfield.	\$ 100,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	None present or required.	\$ -
1.1.4	Site landscaping.	4	Playfield - asphalt paved - in poor condition. Small grass area in front and south end of site. Mature trees in front yard.	\$ -
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	One flag pole and one bike stand - poor condition. Guard rails in front of building - poor condition, provide new rails and posts. Entire site fenced off with chain link fencing.	\$ 11,500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Poor drainage at front sidewalk, ponding along North wall. Replace sidewalks, improve slope.	\$ 14,000.00
1.1.7	Evidence of sub-soil problems.	4	No issues	\$ -
1.1.8	Safety and security concerns due to site conditions.	N/A	None	\$ -
Other				\$ -

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Access from back lane only. Walkways to all entrances - all adequate.	\$ -
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	No on-site roads.	\$ -
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site, along 120th street, adequate	\$ -
1.2.4	Fire vehicle access.	4	Adequate - all around the building.	\$ -
1.2.5	Signage.	4	On the building - adequate. Leasee has own free standing sign.	\$ -
Other				\$ -

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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).	3	Staff parking at rear from back alley - adequate. No student or visitor parking on-site. No stalls provided for disabled - allocate one stall.	\$ 500.00
1.3.2	Layout and safety of parking lots.	4	Adequate.	\$ -
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel surfaced, good slope. Marginal condition, gravel very soft. Resurfacing or asphalt paving recommended.	\$ 15,000.00
1.3.4	Layout and safety of sidewalks.	3	Layout adequate, but slabs moved and settled, creating unsafe condition. Replace walks and base.	\$ 15,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete, poor drainage at rear. See 1.3.4 Exit pad at gym collapsed. Replace pad and base.	\$ 1,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	None provided. No curbs at parking.	\$ -
Other				\$ -
	Overall Site Conditions & Estimated Costs			\$ 157,500.00

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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).	4	1939 1954 1971	Wood floors over crawl space. Concrete foundation walls. Slab on grade and concrete grade beam. All in satisfactory condition.	\$ -
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Wood structure - in good condition.	\$ -
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No signs of structural distress.	\$ -
Other					\$ -

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1939	History of water entry along west wall. Tar and gravel built-up roofing.	\$ 139,000.00
			1954	Roof leak occurred in 1996 over east side classroom.	
			1971	Metal pre-engineered building roofing. Comprehensive roofing inspection recommended. Re-roofing recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	No internal access provided - via ladders only. Provide internal acces when re-roofing.	See 2.2.1
2.2.3	Control of ice and snow falling from roof.	4	All	No issues reported or observed relating to ice and snow hazard.	\$ -
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None	\$ -
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	1939 & 1954	Painted stucco in good condition. Some cracks present, no expansion joints. South face stucco peeling off - poor condition. Replace stucco on south wall.	\$ 5,500.00
			1971	Pre-finished metal panel - in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1954	Stucco soffits and pre-finished metal fascias - in good condition.	\$ 5,000.00
			1939	G.I. Parapet flashing in poor condition, replace. Stucco soffits and fascia - in good condition.	
			1971	Pre-finished metal - 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	No evidence of air movement damage to building components.	\$ -
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Acceptable, no issues observed or reported. All main roofs on areas drain internally, except for gymnasium structure.	\$ -
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1939	West side classrooms, water entry at window sills. Repair wall.	\$ 3,500.00
Other					\$ -

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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).	2	All	Wood doors in wood frames, all painted - poor condition. Replacement required, c/w weatherstripping and hardware.	\$ 18,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Old - in poor condition. Loose knobs and strikes. Keys not fitting properly, closers loose.	\$ 10,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Older type, problematic to service and maintain. Consider replacement together with doors.	See 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1939 1954	Painted wood windows with bottom sliders and glass block or metal panel top insert combination. All in poor condition - replacement recommended.	\$ 75,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Older and in poor condition. Replace with windows.	See 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No signs of condensation damage around doors and windows.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 256,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Joints in plywood dado throughout. Otherwise no major cracks or deterioration.	\$ -
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All	Wood floors noisy to walk on. A lot of sub-floor movement. Reset sub-floor when changing carpets and provide underlay sheet to VCT flooring.	\$ 45,000.00
Other					\$ -
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1939	All areas carpeted - in poor condition. Replace with VCT.	\$ 58,000.00
			1954	Hallway VCT and sheet flooring. Classrooms - carpet - poor condition. Replace with VCT.	
			1971	VCT tile - adequate.	
3.2.2	Wall materials and finishes.	2	1939 & 1954	Drywall painted with painted plywood dado combination - in poor condition. Patch and repaint all areas.	\$ 42,000.00
			1971	Painted plywood dado, wire mesh above - acceptable.	
3.2.3	Ceiling materials and finishes.	2	1954	Spraytex and painted combination - acceptable.	\$ 51,000.00
			1939	T-bar and tentest - in poor condition. Replace.	
			1971	Wood board ceiling painted - adequate.	

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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.	2	All	Wood doors in wood frames, painted - in poor condition. Replacement recommended. Hardware functional.	\$ 38,500.00
3.2.5	Millwork	2	All	Old - in poor condition. Painted plywood and plastic laminate tops. Replacement recommended.	\$ 43,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All	Lockers in poor condition. Replacement recommended.	\$ 37,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1971	Four basketball hoops and volleyball set. Adequate.	\$ -
3.2.8	Washroom materials and finishes.	2	All	Walls - Plastered painted - marginal. Floors - painted concrete, base falling off, poor condition. Ceiling - Plaster painted - marginal. Repair floor base and repaint all. Replace metal toilet partitions.	\$ 19,800.00
Other		2	All	Wood steps at entrances and wood step to basement - in poor condition. Replace steps at entrances.	\$ 6,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	
	3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non-sprinklered, wood frame construction and steel frame construction combination.	\$ -
	3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Block fire wall between 1954 and 1971. Adequate.	\$ -
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appears adequate	\$ -
	3.3.4 Exiting distances and access to exits.	4	All	Adequate.	\$ -
	3.3.5 Barrier-free access.	3	All	None provided. No ramps or automatic entry. Provide ramps to W.C. and automatic openers. W.C. not provided. Provide special stalls.	\$ 36,000.00
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	None observed, no audit available.	\$ -
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	All	Poor air quality, dusty carpets.	See Mechanical
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 377,300.00

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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		The site drainage system is underground system installed on the site. The system is fine.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5		The irrigation system does not exist. The NFHB are in fair condition.	
	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		None	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None are required	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All section	None are required	
	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).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including Backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All sections	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, and meet all code requirements.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All sections	The domestic hot water system consists of one (1) natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
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).	1	All sections	The existing heating system consists of two (2) natural gas fired Standard Dominion original steam boilers converted from coal fired to gas fired and condensate return system and pump in the Boiler Room. The system is obsolete, and has exceeded its life expectancy. The existing heating system should be replaced with new hot water heating system.	\$95,000
4.4.2	Heating controls (including use of current energy management technology).	1	All sections	The existing mechanical system is not using current energy management technology. New DDC control system is recommended.	included in 4.4.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	1	All sections	The existing combustion air is not sufficient and a new chimney is required.	included in 4.4.1
4.4.4	Treatment of water used in heating systems.	N/A	All sections		
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	1	All sections	Each boiler is complete with pressure relief valve, but conditions are poor	included in 4.4.1
4.4.6	Heating air filtration systems and filters.	N/A	All sections		
4.4.7	Heating humidification systems and components.	N/A	All sections		

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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).	1	All sections	The existing steam system is obsolete and has exceeded its life expectancy. The new hot water heating piping system and ductwork components are required.	see 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	1	All sections	The thermal insulation on the existing ductwork and piping system is in poor condition. A new hot water heating pipes insulation will be required.	included in 4.4.1
4.4.10	Heat exchangers.	N/A	All sections		
4.4.11	Heating mixing boxes, dampers and linkages.	N/A	All sections		
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1939	A hot water perimeter radiation system serving Gymnasium does not exist. The heat distribution is poor. A new heating and ventilation system is required.	included in 4.4.1
4.4.13	Zone/unit heaters and controls.	3	All sections	All unit heaters and entrance forced flow heaters are steam type heaters and are obsolete. A new hot water heaters will be required.	included in 4.4.1
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.	1	All sections	The existing ventilation system consists of two (2) original Flame Master furnaces serving Gymnasium, and two (2) original classroom mounted univents with steam coil. The entire system is obsolete and had exceeded its life expectancy. The system cannot meet present codes established by ASHRAE 62-1989 Standard. The new ventilation system is required with centrally located,	\$100,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	1	All sections	The furnaces and univents serving Gymnasium and two (2) classrooms are not capable to provide required minimum 15.0 CFM/student of outside air. A new ventilation system is required.	Cost included in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	1	All sections	The air changes provided to each Classroom and Gymnasium are set at 2. A new air ductwork is required.	See 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	4	All sections	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All sections	The fume hood is not provided in the lab area.	
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).	N/A	All sections		
4.5.8	Air filtration systems and filters.	N/A	All sections		
4.5.9	Humidification system and components.	N/A	All sections		
4.5.10	Heat exchangers.	N/A	All sections		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers,	N/A	All sections		
Other					

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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.	2	All sections	A new DDC control sysytem is recommended for the new heating and ventilation system.	\$30,000
	Overall Mech Systems Condition & Estim. Costs				\$225,000

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).	3		Overhead electrical service 300A 120/240V single phase and 3 wire. The peak demand in the last 12 months was 27 KVA = 113A. The service is original and in poor condition. Provide new distribution system.	\$20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		The Building Lighting has a mixture of incandescent wall lights and exterior HID luminaires. No safety concerns. Lighting is in good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Adequate capacity to handle all staff and teachers. Total of 9 existing car plugs. Car plugs are in good condition.	
	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).	4	1954	The fire alarm control panel is a Simplex 2001 and installed in September 1986. Tested on an annual basis. 8 zone panel c/w 1 spare zone.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	ALL	Emergency lighting, is in poor condition. The battery packs and remote heads are original to the building. Provide new battery packs and remote heads.	\$2,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	ALL	Exit signs are old incandescent style. Provide new energy efficient LED exit lights.	\$1,500.00
	Other	2	ALL	There are four existing fire alarm bells. Replace with four new fire alarm bell/strobe combinations.	\$1,000.00

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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.	N/A			
5.3.2	Panels and wireways capacity and condition.	3	ALL	Panels are at 95% of capacity. Panels are in poor condition. Provide new panels.	\$5,500.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	ALL	Wiring is in poor condition. Original to building. Provide new branch circuit wiring.	\$20,000.00
5.3.5	Motor controls.	4	ALL	Controls are in fair condition. Original to building. Controls are pneumatic.	
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).	2	1939	Library 500 Lux; Classroom 450 Lux; Science Lab 500 Lux; Office Area 600 Lux; Classroom 500 Lux; Gym 350 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	\$70,500.00
			1954	Office Area 600 Lux; Classroom 500 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
			1971	Gym 350 Lux. The existing lighting is T12 magnetic ballasts and lamps. Upgrade to T8 electronic ballasts and lamps.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	ALL	PCB ballasts are replaced when they burn out. Replace all PCB ballasts.	\$3,500.00
5.4.3	Implementation of energy efficiency measures and recommendations.	2	ALL	Upgrade all T12 magnetic ballasts and lamps to T8 electronic ballast and energy efficient lamps.	See 5.4.1
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	1954	There are two outside lines and one fax line. One internet line. Telephone system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2	ALL	There is no PA system. No CCTV, satellite, or cable T.V. Provide new PA system.	\$25,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	N/A			
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2	ALL	No capacity for growth on existing server. Server Room is not ventilated. Provide new exhaust fan. Provide new 24 port patch panel and hub. Provide new data outlet in each classroom.	\$7,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	ALL	Provide new dedicated outlet in each classroom. Provide dedicated outlet for server.	\$600.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	4	ALL	Microcom model# AM1800 monitoring system with motion sensors in office area and corridors. The system is in good condition.	
5.6.3	Master clock system (if applicable).	4	ALL	No master clock system. Clocks are battery operated. Good condition.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$156,600.00

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>		Not Applicable	
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			

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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	4	66.90	267.60	4	80	320	-52.4	
7.2	Science Rooms/Labs	1		127.00	1		95	32	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		163.00	1 2	130 90	310	-147	
7.4	Gymnasium (incl. gym storage)	1		250.00	1 1	250 25	275	-25	
7.5	Library/Resource Areas	1		155.00	1		100	55	
7.6	Administration/Staff, Physical Education, Storage Areas			153.50			259	-105.5	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	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)			634.80			479	155.8	
	Overall Space Adequacy Assessment			1750.9			1838.00	-87.1	

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Evaluation Component/ Sub-Component	Additional Notes and Comments