	School Name:	St. Joseph's High School			School Code:	407
	Location:	Edmonton			Facility Code:	2058
	Region:	Central			Superintendent:	Mr. Dale Ripley
	Jurisdiction:	Edmonton Roman Catholic Separate			Contact Person:	Garnet McKee
		Regional Division #40			Telephone:	780-453-4500
	Grades:	Grades 10-12			School Capacity:	1835

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		1931					Demolished as part of school upgrading
Additions/ Expansions		1951 1957 1958 1962 1966 1998	 4 3	4400 807 507.8 2716 21,130	 Concrete frame floor, precast planks. Steel Frame, metal joists, metal deck	 Hot water boilers with radiant panels. Ventilation by air handlers in mechanical room.	 Mechanical systems completely upgraded in 1998-2000. 1998 New front entrance rotunda pavilion and infill courtyard.
Upgrading/ Modernization (identify whether minor or major)		1951 1957 1958 1962 1966 1998			 The building has gone through a major modernization 1997-2000.	 Upgraded mechanical system.	 The renovation has been very successful in terms of upgrading of regeneration.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)					No Portables		
List of Reports/ Supplementary Information					No reports provided.		

Evaluator: Douglas Sollows

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required Company: Douglas Sollows Architect

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Upgrade of landscaping, bicycle stands, and selective concrete sidewalk replacement.	$ 14,000.00
2	**Building Exterior**	Complete reroofing/accessories, new o/h doors, and upgrading of windows (north face).	$ 603,000.00
3	**Building Interior**	Building has been substantially upgraded, further upgrading required for flooring and door hardware. Performing theatre requires $900,000.00 worth of work to finish interior, add seating, mechanical/electrical etc.	$ 194,000.00
4	**Mechanical Systems**	Mechanical system has recently been upgraded and replaced through most parts of the building. Air conditioning system is required in seven computer rooms and computer hub room. Upgrade boilers and provide air conditioners for computer labs.	$ 110,000.00
5	**Electrical Systems**	Electrical system is generally in new shape as building recently upgraded. One elevator is very old and must be replaced. Tamper switches required to sprinkler system valves at main water service locations.	$ 198,000.00
6	**Portable Buildings**	No portables at this school.	N/A
7	**Space Adequacy:**		
	7.1 Classrooms	Variety of class rooms, some are associated with resource rooms. Deficiency of 1080 m².	
	7.2 Science Rooms/Labs	Excellent lab facilities upgraded as part of renovations. Deficiency of 316 m².	
	7.3 Ancillary Areas	Variety of well equipped spaces. Surplus of 459 m².	
	7.4 Gymnasium	Two good gyms, with mezzanine the 1084 m² includes, storage team room associated with gym. Surplus of 1019 m².	
	7.5 Library/Resource Areas	Surplus of 2424m².	
	7.6 Administration/Staff Areas	Variety of spaces from administration offices, cafeterias, archives. Surplus 3473 m².	
	7.7 CTS Areas	Includes automotive welding, drafting electronics.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	This school has a large atrium space which accounts for the large overage in space.	
	Overall School Conditions & Estim. Costs		$ 1,119,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Conditions**			
1.1.1	Overall site size.	4	Good for inner city location, Site shared with St. Catherine's School.	
1.1.2	Outdoor athletic areas.	4	Football pitch, portable baseball backstop (chain link).	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	3	Site landscaping in the process of being restored, under present construction Contract. landscape on most needs shrubs.	$ 3,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Need for bike stands.	$ 3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No problems noted with ponding around building.	
1.1.7	Evidence of sub-soil problems.	4	No sub soil or settlement noted on grounds or paving.	
1.1.8	Safety and security concerns due to site conditions.	4	Good visibility all round. Signed of lite crosswalks.	
Other				

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	Drop off/main entry on 109th Street. Drop off lane on road.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	New asphalt paving at north parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane drop off on lane on 109th Street, students get on from sidewalks.	
1.2.4	Fire vehicle access.	4	Building is accessible from 109 and 110 streets and parking lots.	
1.2.5	Signage.	4	Building signage at front 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	98 parking stalls for staff. Student and visitor parking on street. Given urban Site, 10 stalls for service vehicles.	
1.3.2	Layout and safety of parking lots.	4	Staff parking, 2 double loaded aisles, access of 110th Street. Service parking on south side of building. Has one way angle stalls.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	North lot. New asphalt surfaces and concrete curbs. South lot existing with patches but in good condition.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks to all entry and exit doors.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Budget for replacement of sidewalks on west side of building, because of cracking and shifting.	$ 8,000.00
1.3.6	Curb cuts and ramps for barrier free access.	5	Barrier free access all round building.	
Other				
	Overall Site Conditions & Estimated Costs			#########

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	1951 1957 1962 1966 1970 1998	Steel joists, metal deck, 4" concrete. Steel joists, metal deck, 4" concrete. Cast in place concrete. Cast in place concrete. Steel joists, metal deck, 4" concrete. Steel joists, metal deck, 4" concrete.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1951 1957 1962 1966 1970 1998	Concrete block for bearing walls on infill to concrete or steel columns.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1951 1957 1962 1966 1970 1998	Multiple roof heights because of number of additions. No structural deflection was noted by maintenance staff. ¾" roof sheathing and 2x10 joists or 2" t & g wood decking. 4" ribbed concrete slab. Precast concrete panels. Precast concrete panels. 4" ribbed concrete deck. Steel joists and Q deck.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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.***		**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		Area of roof replacement 708 m². Area of roof replacement 1431 m². Area of roof replacement 175 m². Area of roof replacement 2716 m². Area of roof replacement 507.8 m². Area of roof replacement 25232 m². The roofs over these areas need to be replaced. These BUR roofs need to be replaced because of poor slope, asphalt, bleeding, and blistering.	$ 405,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1951 1957 1962 1966 1970 1998	Given the variable nature of roofing, upgrading is required for roof penetrations, gym boxes, and flashings.	$ 50,000.00
2.2.3	Control of ice and snow falling from roof.	4		Roofs are flat, except new atrium roof. Ice and snow falls to flat roofs.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	5		There are 18 skylight (acrylic molded) pyramids on roof, all are in good condition.	
Other	Sloped glazing.	5	1999	Sloped glazing over the atrium.	

Evaluator: Douglas Sollows

Condition Ratings: 1-Emergency/Critical 2-Poor/Unsatisfactory 3-Marginal 4-Good 5-Excellent F.I.-Further investigation required Company: Douglas Sollows Architect

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	1962 1966	Building is generally brick exterior, north face of building has ceramic tile spandrel infill. Brick with precast wall elements on 4th floor. No problems with masonry joists.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1951 1957 1962 1966 1970 1998	Exposed areas are 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	Building envelope is in good condition. (Refer to section 2.4.4.) for comments on windows.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	All	All roof drainage is internal.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	There was no sufficient problems noted on the inside face of exterior walls indicating degradation of finishes or structural movement.	
Other	Bollard protection.	2	1962	Install bollards around corners of brick faces and concrete columns between overhead doors to avoid vehicle impact damage.	$ 3,000.00

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	The front hall of the building, facing along 109 street has been upgraded, the north, south, and west face of building are original to their building area. Doors need to repainting and seal upgrading . Doors on west side aluminum with glazed lites (Georgian wire) and still in good condition.	$ 20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	3	1951 1966	Provide budget for upgrading to replace worn hardware.	$ 10,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	Doors have panic hardware, some doors have old (non Code classrooms), budget for replacement.	$ 20,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1951 1966	East elevation windows have been upgraded, north elevation aluminum windows are original and need replacement. (Door seals, poor performance) Provide for recaulking of aluminum system windows on west and south face.	$ 80,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	2	1962	North window system needs replacement.	Cost in 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1962	Maintenance and teaching staff indicated poor performance (frost, wind) find way into windows on north elevations ref.	Cost in 2.4.4
Other	Overhead garage doors.	2	1962	There are 5 doors on the west automotive shops that need replacement. Roofs are wood, problems with sagging and worn hardware.	$ 15,000.00
	Overall Bldg Exterior Condition & Estim Costs				$ 603,000.00

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	The walls along outside face and inside show minimal to no cracking. School has been well detailed.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems noted throughout the school.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1966 All	New renovations and additions have been upgraded with carpet, carpet tile, VCT, and ceramic tile. Stairwells have Terazzo rubber treads or VCT. There is still stair treads and some areas still need upgrading.	$ 20,000.00
3.2.2	Wall materials and finishes.	4	All	Combination of block, plaster, or drywall partitions. Selective use of ceramic tile on walls for wainscoting.	
3.2.3	Ceiling materials and finishes.	4	All	Combination of Gypsum Wallboard and 2x4 ceiling tile, completely upgraded throughout.	

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	Renovation and addition is currently to Code, this represents about 2/3 of school. Remainder of hardware needs replacement.	$ 100,000.00
3.2.5	Millwork	4	All	Major new millwork throughout the school.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Classrooms have been fitted with white boards/tackboard. Good distribution of tackboards throughout school.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	School is well equipped, has basketball nets. Volleyball, weight room, retractable table, bleachers (north gym).	
3.2.8	Washroom materials and finishes.	3	All	Upgrade of washrooms and change rooms, painting, ceramic tile. Some washrooms, changerooms still require work.	$ 50,000.00
Other	Lockers	4	All	metal lockers have been upgraded throughout the school.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Building is sprinklered, non combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Good fire separation throughout school with stairs and wings compartmentalized.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Corridors have brick, Gypsum Wallboard, or block glass.	
3.3.4	Exiting distances and access to exits.	4	All	No dead end corridors, providing access to stairwells, corridors, and exits.	
3.3.5	Barrier-free access.	4	All	Building has front floors with handicapped assist door operators and elevators connecting all floors.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Any hazardous material was removed with the renovations.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	Building is in excellent shape.	
Other	Trees (courtyard)	2	1997	The 10 ficus trees in the courtyard are dying. These need replacement.	$ 24,000.00
	Overall Bldg Interior Condition & Estim Costs				$ 194,000.00

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	Catch basins to parking lot and surface drainage to field. 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.	4	All	Siamese connection on east side of building for service to building sprinkler system. No problems noted.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Sprinkler system provided throughout building from three sprinkler systems in building. Fire hose standpipe system. No problems noted.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	All	ABC type multi-purpose fire extinguishers recently installed as new.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1951, 1958	Chemical fire extinguisher system provided to 3 kitchen range hoods. No problems noted.	
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).	4	All	Appears to be three municipal services to the building with two services having water meters for domestic service, and all 3 services supporting sprinkler systems and fire hose standpipes. No problems noted.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow preventors provided to sprinkler systems. No problems noted.	
4.3.4	Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Plumbing fixtures generally in good shape with floor mounted urinals with flush valves, floor mounted water closets with flush valves, and recess mounted stainless steel lavatories. No problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	1966: Hot water storage tank, Grundfos pumps, and heat exchanger connected to steam boilers. 1962: Hot water storage tank, Darling pumps, and heat exchanger connected to hot water boilers. All systems appear in good shape. Smaller boilers should be provided for summer operation.	$ 80,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Municipal service connections to building with no problems noted.	
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	1966: 2-Cleaver Brooks 10461 MBH input each steam boilers. 1962: 2-Cleaver Brooks 6275 MBH input hot water boilers. Installation appears in good operating order with no problems noted.	
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.	4	All	Combustion air appears adequate. Chimney constructed of galvanized sheet metal and appears in good shape. No problems noted.	
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 boilers. 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.	5	All	All ventilation units have replaceable media filters and filter frames. New installation. No problems noted.	
4.4.7	Heating Humidification systems and components.	5	All	Several Dristeam humidifiers. New installation. No problems noted.	

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).	5	All	Schedule 40 steel piping with victaulic and welded joints. New installation. All appears in good shape with no problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	5	All	Fiberglass pipe insulation to all water and heating piping. New installation. No problems noted.	
4.4.10	Heat exchangers.	4	All	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	5	All	VAV boxes and mixing sections to air handling units. Recent new installation with no problems noted.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	5	All	Radiant heating throughout building, some perimeter radiation, some convectors, and force flow units in entrances. System recently new and appears to be in good operating order with no problems noted.	
Other					

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.	5	All	Recent new ventilation system installed throughout building. 1966: Large built-up ventilating unit. Remainder of school, approximately 12 Scott Springfield ventilation units. All ventilating units complete with heating coils and mixing section, VAV controls. No problems noted.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Design requirements unknown. Likely designed at 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust system capacity unknown. Exhaust system appears to service washrooms, storage areas, and general building. No problems noted.	
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).	4	All	1951 & 1962: Special ventilation system provided to kitchen area and three range hoods. 1966: Separate ventilation and exhaust system provided to Industrial Arts with Murphy Dust Collector, Welding Shop with welding booths, general exhaust, & separate MUA unit, Car Repair Shop with vehicle and general exhaust and separate MUA units, and Car Body shop with paint booth exhaust and separate MUA unit. Systems appear satisfactory with no problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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	1966	Trane Centravac chiller, rebuilt approximately 5 years ago complete with roof top mounted Marley Canadian Ltd. cooling tower. All appear in good operating order with no problems noted.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1966	Cooling provided through large built-up air handling unit. No problems noted.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1966	Control from building energy management system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	3	All	Air conditioning required in 7 computer rooms and main computer room hub. Rooms are very warm.	$ 30,000.00
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	Andover and Infinity DDC control systems. No problems noted.	
	Overall Mech Systems Condition & Estim. Costs				$ 110,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	**Site Services**				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	Two 15 KV, 1500 KVA primary electrical services in the buiding complete with secondary distribution at 600/347V/3PH/4W and 120/208V/3PH/4W. Electrical services recently upgraded and most components are new. No problems noted.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	High pressure sodium and metal halide lighting provided around exterior of building. No problems noted.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	All	Approximatley 146 electrified stalls on north side of building. Parking installation appears new 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).	2	All	New Edwards EST System 3 system in building complete with visual strobes. Sprinkler installation should be reviewed as tamper switches have not been provided at all shut off valves to sprinkler system at main locations. Additional wiring required.	$ 4,500.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	Emergency lighting generally supplied from an emergency generator through various building lighting. New lighting installation with no problems noted.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	New emergency exit sign installation using LED type exit signs. No problems noted.	
Other					

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	Provide surge protection.	$ 10,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	Most panelboards are new and have spare spaces to accommodate future building electrical loads. No problems noted.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	3	1966	Kohler natural gas fired 50 KVA emergency generator. Present installation does not appear to comply with present code requirements. Generator installation should be modified or upgraded to comply with present code requirements. Further study required to determine best alternative for generator. Costs for study only.	$ 8,500.00
5.3.4	General wiring devices and methods.	5	All	Wiring devices in most areas of building generally new complete with nylon coverplates. No problems noted.	
5.3.5	Motor controls.	4	All	Motor starters are generally Klockner Moeller, and provided to service major motor loads. No problems noted.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	**Lighting Systems**		**Bldg. Section**	**Description/Condition**	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Most of the building interior lighting has recently been replaced with new T8 style fluorescent fixtures with electronic ballasts. There are a few areas in which T12 fixtures still exist, but lighting installation in general appears very good with good levels of illumination. No problems noted.	See 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Upgrade existing T12 fluorescent light fixtures to T8 fluorescent lamps complete with electronic ballasts.	$ 25,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	**Network and Communication Systems**		**Bldg. Section**	**Description/Condition**	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Standard telephone system with telephones provided to general office and staff areas. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Petcom 2200 building intercom system installed. Staff says system works very well with no problems or concerns noted.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Wiring generally installed in conduit and surface mounted raceways with no problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	There exists a dedicated server area with adequate room for equipment. No problems noted.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Power wiring to computers and equipment appears good with no problems noted.	
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).	5	All	Building surveillance system provided throughout corridors with approximately 16 cameras monitored. New installation. No problems noted.	
5.6.2	Intrusion alarms (if applicable).	4	All	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4	All	Digital Master clock system and class change tones provided from building energy management system. No problems noted.	
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).	2	All	1966: Building has 3 Otis Elevators with one elevator providing service between basement and sub-basement, and 2 elevators providing service to all floor levels. Two elevators require telephones. 1962: Very old Otis elevator providing unreliable operation and no telephone. Replace freight elevator.	$ 150,000.00
5.7.2	Condition of elevators/lifts.	2	All	1966: Building has 3 Otis Elevators with one elevator providing service between basement and sub-basement, and 2 elevators providing service to all floor levels. Two elevators require telephones. 1962: Very old Otis elevator providing unreliable operation and no telephone.	Costs in 5.7.1
5.7.3	Lighting and ventilation of elevators/lifts.	4	All	Lighting in elevators appears satisfactory.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$ 198,000.00

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.		**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		
7.1	Classrooms	18 4 7 2	80 88 40 64	2200	41	80	3280	-1080	Variety of class rooms, some are associated with resource rooms.
7.2	Science Rooms/Labs	1 1 1	160 274 210	644	8	120	960	-316	Excellent lab facilities upgraded as part of renovations.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1 1 1 1	65 154 350 340 264 176	1349	2 7	120 90	890	459	Variety of well equipped spaces.
7.4	Gymnasium (incl. gym storage)	1 1 1	630 1084 1080	2794	1 1	1675 100	1775	1019	Two good gyms, with mezzanine the 1084 m² includes, storage team room associated with gym.
7.5	Library/Resource Areas	1 1 1 1 1	95 180 465 1274 1215	3229	1	805	805	2424	Concept of school is to have main resource rooms (open air) with computer work stations and seminar rooms.
7.6	Administration/Staff, Physical Education, Storage Areas	1	4730	4730	1	1257	1257	3473	Variety of spaces from administration offices, cafeterias, archives.
7.7	CTS Areas								
	7.7.1 Business Education				6	115	690	-690	Business education is scheduled into one of the 31 classrooms.
	7.7.2 Home Economics	1 1 1 1	160 290 120 385	955	2 2	160 100	520	435	Excellent facilities in terms of space, millwork, and equipmer
	7.7.3 Industrial Arts	1 1 1 1	1248 270 375 364	2257	2 1 1	300 510 570	1680	577	Includes automotive welding, drafting electronics.
	7.7.4 Other CTS Programs	1 1 1	468 65 105	638	1 1 1	300 510 570	1380	-742	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			13589			3668	9921	This school has a large atrium space which accounts for the large overage in space and the higher non-instructional component: 35% of gross.

		No.	Size	Total Area	No.	Size	Total Area		
	Overall Space Adequacy Assessment			32385			16905	15480	

Evaluation Component/ Sub-Component	Additional Notes and Comments