

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Lucy School			School Code:	18	
Location:	Edmonton			Facility Code:	1998	
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:	400	
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (Sq.M.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1980	2	1747.40	Masonry, built-up roofing, metal roof, concrete block, stucco and steel framing.	Central air handling unit serving classrooms & offices, perimeter hot water radiation. Gymnasium air handling unit.	
Additions/ Expansions	1992	1	575.00	Masonry, SBS torched on roofing, concrete block, stucco and steel framing.	Perimeter hot water radiation from main boilers. Air handling unit for this wing.	
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1980			Upgrade		Fire alarm
	1997			Upgrade		Cladding to east and west upper Gymnasium
	2000			Upgrade		Electrical for 30 computers in Learning Resource Centre
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	392.61	Portables 149, 150, 151, 152 Framed, wood siding, SBS torched on roofing.	Natural gas furnaces.	1997 BQRP - Vinyl tiles Portables 150, 151, 152
	1981	1	218.15	Portables 181 & 182 Framed, wood siding, SBS torched on roofing.	Natural gas furnaces.	
List of Reports/ Supplementary Information	None					
	Room nos. based 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.	\$33,500.00
2	Building Exterior	Repair torched on roofs. Repair windows and accessories. Repair and repaint exit doors.	\$188,250.00
3	Building Interior	Repair and repaint interior metal doors. Repair millwork. Repair interior floor and wall finishes.	\$71,100.00
4	Mechanical Systems	A well maintained mechanical system with only minor items requiring attention. These include the addition of vacuum breakers on exterior hose bibbs, as well as new strainers for roof drains.	\$1,000.00
5	Electrical Systems	Electrical systems generally in good condition. Provide surge suppression system; re-install patch panels on a data rack; "clean up" data cable installation at the patch panels.	\$69,500.00
6	Portable Buildings	Repair roof of corridor near Portables 181 and 182. Repair exterior finish, doors and windows. Repair exit doors and classrooms doors. Repair interior finishes and millwork.	\$12,800.00
7	Space Adequacy:		
	7.1 Classrooms	-233.00	
	7.2 Science Rooms/Labs	-120.50	
	7.3 Ancillary Areas	-141.10	
	7.4 Gymnasium	-57.80	
	7.5 Library/Resource Areas	-83.80	
	7.6 Administration/Staff Areas	-185.10	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	572.46	
	Overall School Conditions & Estim. Costs	-248.84	\$376,150.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 1 street. (162 Avenue) Adequate.	
1.1.2	Outdoor athletic areas.	4	Open field shared with St. Philip School. Open field with 2 sets of soccer goal posts, 1 baseball backstop and 1 set of hockey goal posts, maintained by the City of Edmonton. 2 independent basketball backstops on concrete pad on north side of 1980 section.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No outdoor playground equipment.	
1.1.4	Site landscaping.	4	Trees, flower bed 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, north and west sides of open field. Bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Too flat around school especially south and west sides. 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. Repair sidewalks. Exposed concrete foundation walls. Need new grading around the building.	Included in 1.3.4
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problem.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		<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 east access for entry and exit from 162 Avenue for staff parking lot. One west access for entry and exit from 162 Avenue for bus turn-around area.	
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 162 Avenue. On site bus loading and unloading driveway and turn-around on the west side of school.	
1.2.4	Fire vehicle access.	4	Yes. On bus driveway and west side of school.	
1.2.5	Signage.	3	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage installed. Install signage. No handicapped stall signage installed. Install signage.	\$500.00
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	22 marked staff parking stalls. No 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	Asphalt paving for staff parking. 1 catch basin was seen in staff parking lot. Gravel for bus turn-around.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked, e.g. north and west exits of 1992 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 at entrance of parking lot for barrier free access.	
Other				
	Site Conditions Estimated Costs			\$33,500.00

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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	All	Quartzite (Terrazzo) cracked at column base near northwest corner of Gymnasium; and between Janitor room and corridor.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	All	Concrete blocks cracked horizontally. In Gymnasium. See 3.1.1. Repair cracks and stabilize walls.	\$10,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Exposed OWSJ and metal deck in Gymnasium. All areas were covered with suspended ceiling tiles.	
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	1980	Built-up roofing with blisters needs repair. (Area 1350 sq.m.) Metal roof over Room 105 has loose flashing on west side.	\$134,750.00
			1992	Built-up roofing with blisters needs repair. (575 sq.m.)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Short stair and access door in second floor Mechanical Room to lower roof. Cat ladder to upper roof.	
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).	3	1992	Gasket needs replacement for 3 skylights in 1992 section.	\$2,400.00
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	Facing bricks have water stains and effluorescence, e.g. north and west sides of school. Wood siding above windows and front entrance needs repair and repaint. Stucco panel under windows needs repair. Caulking between window frames and facing bricks is required. Stucco has some cracks on Gymnasium above lower roof.	\$15,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	Wood panel soffit at main entrance and exits in good condition. Metal flashing paint peeled off. Repaint metal flashing.	\$3,000.00
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 and effluorescence. Wood siding above windows and front entrance has faded paint. Caulking between window frames and facing bricks is required.	
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).	FI	All	West concrete block wall in Gymnasium has horizontal water marks. Acoustic panels on west wall in Gymnasium have water marks.	
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	Wood front entrance doors in good condition. Wood exit doors in 1980 section need repaint. Metal exit doors with 1.5 hr. fire rated in 1992 section need repaint. All exit doors need new weatherstrips. Caulking around some exit doors.	\$4,600.00

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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 wood doors to be readjusted. Piano hinges for metal exit doors are in good condition.	\$1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Panic bolts are in good condition.	
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. 106, 107, 108, 109, Staff Room, Library. 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 not working, e.g. 103, 206, 209, corridor near Library. Replace new knobs. Missing horizontal blind between glazing in 100, 101. Provide horizontal blinds.	\$1,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	All	Water marks on window sills.	Included in 3.2.5
Other					
	Building Exterior Estimated Costs				\$188,250.00

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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	Concrete block walls have cracks in Gymnasium. Folding partition between Gym and Stage has poor acoustic effect. Upgrade bulkheads and seals. Replace new folding partition.	\$15,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Quartzite (Terrazzo) cracked at column base near northwest corner of Gymnasium; and between Janitor room and corridor. See 2.1.1.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Replace carpet in Library, Administration, Staff Room. Scratched parquet on concrete in Gymnasium needs repair and refinish. Parquet on Stage scratched and needs repair. Vinyl tiles scratched and stained e.g. 101, Boys washroom, Custodian Room. Replace tiles. Replace vinyl strip between vinyl tiles and carpet in 108.	\$25,300.00
3.2.2	Wall materials and finishes.	3	All	Drywall damaged in 100; scratched in Staff Room, Staff washroom, Librarian office. Repair drywall. Concrete block walls along corridors need repaint. Acoustic panels in Gym. damaged with water need replacement.	\$11,000.00
3.2.3	Ceiling materials and finishes.	3	All	Exposed OWSJ and metal deck in Gymnasium and Stage in good condition. Replacement of damaged suspended ceiling tiles in 100, 102; stained ceiling tiles in 102, 106, 109, Staff Room, Boys' washroom.	\$3,000.00

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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 need repaint. Repaint metal door frames. Some door hinges need readjustment and door locks need repair.	\$9,000.00
3.2.5	Millwork.	3	All	Some countertop plastic laminate finish chipped and scratched, e.g. 100, 101, 105. Repair countertop finish. Cabinet doors catch each other. Cabinet door hinges need adjustment. e.g. 101. Teacher tables in 101 need repaint. Wood window sills need repair, e.g. 106.	\$6,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards scratched need replacement, e.g. 101, 105. Tackboards in good condition. Whiteboards in good condition.	\$500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Climbing rack in Gymnasium. Computers in Library.	
3.2.8	Washroom materials and finishes.	3	All	Concrete blocks in Boys' and Girls' washrooms. Drywall ceiling in good condition in Boys' and Girls' washrooms. Quarry tiles and vinyl tiles in Boys' and Girls' washrooms. Suspended ceiling tiles cracked in Boys' washroom, Men and Women washrooms. Replace ceiling tiles. Drywall in Men and Women washrooms in good condition.	\$800.00
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 20 min. fire rated wood doors and metal frames. Gymnasium, Janitor and Storage Room have 3/4 hr. fire rated metal door and metal frames.	
3.3.4	Exiting distances and access to exits.	4	All	Adequate.	
3.3.5	Barrier-free access.	4	All	Barrier free access to Main Entrance. Barrier free access to Gymnasium. Barrier free access to Boys and Girls Washrooms. 1 handicapped shower in Staff Workroom. 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).	4	All	No known hazardous materials.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems).	3	All	Noise transmitted from Gymnasium to the Stage which is used for Music Classroom.	See 3.1.1
Other					
Building Interior Estimated Costs					\$71,100.00

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services			<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	Storm drainage consisting of roof drains and 2 catch basins, discharging to city mains. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	All	Hose bibbs around building with vacuum breakers. Some vacuum breakers missing - replace. No irrigation systems in this school.	\$500.00
4.1.3	Outside storage tanks.	N/A		No outside storage tanks in this school.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	N/A		No fire hydrants nor siamese connections at this school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		No sprinkler system nor standpipes at this school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Hand fire extinguishers throughout the school. Checked regularly (1/month). Good condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		No special fire suppression situations at this school.	
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 supply and pressure appears good. No known problems.	
4.3.2	Water treatment system(s).	N/A		No domestic water treatment at this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Domestic hot water recirculation pump (Grundfos UP-15-42 SF). Isolation valves. All in good condition. No known problems.	
4.3.4	Piping and fittings.	4	All	Copper domestic water piping and Cast iron drainage piping. All appear to be in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Toilets, sinks, showers, urinals - 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 heater - A.O.Smith model BT500H-730S. Appears to be in good condition. No known problems.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	No sumps. Sanitary and storm sewers within building - no known problems. Roof drains require strainers.	\$500.00
Other					

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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	Heating plant capacity appears good. No reports of problems. Two Raypak boilers, model 1630TA - appear to be in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Andover control system. Seems to be working well. No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Chimney and combustion air duct into boiler room appear to be in good condition. No known problems.	
4.4.4	Treatment of water used in heating systems.	5	All	Chemical pot feeder into hydronic heating system. Appears to be in very good condition. Consistent amounts of chemical added regularly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cutoff / pressure relief valves appear to be in good condition. No reports nor any obvious signs of any problems.	
4.4.6	Heating air filtration systems and filters.	4	All	Gymnasium air handling unit (also provides heating to that space). Filters changed regularly - 3-4 times per year. Good condition.	
4.4.7	Heating humidification systems and components.	N/A		No humidification added to heating systems.	

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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	All	Perimeter radiation, unit heaters in service spaces, and forceflow units in entrances. All appear to be in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	A newer school with newer insulation materials - in good condition. The presence of asbestos is unlikely. No known problems.	
4.4.10	Heat exchangers.	N/A		No heating system heat exchangers at this school.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		No heating system mixing boxes at this school. Dampers & linkages covered under ventilation section.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Generally, heating distribution appears good throughout the school. No known problems.	
4.4.13	Zone/unit heaters and controls.	4	All	Combination pneumatic and electric thermostats. Appear to be in good condition and functioning well. No known problems.	
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.	4	All	All air handling units appear to be well maintained and in good condition. Capacity appears adequate. No known problems.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	System was likely designed for approx. 15 cfm of O/A per occupant. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	System was likely designed for approx. 1 cfm / sq.ft., total supply air. Detailed airflow quantities are unavailable. No reports of adverse conditions.	
4.5.4	Exhaust systems capacity and condition.	4	All	Washroom exhaust systems. Gymnasium exhaust. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	All	Separation of air outflow and intakes appears good. No known problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special / dedicated ventilation or exhaust systems.	
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).	4	All	Andover control system. Seems to be working well. No known problems.	
4.5.8	Air filtration systems and filters.	4	All	Regularly changed. 3-4 times per year. Good condition.	
4.5.9	Humidification system and components.	N/A		Fulton steam boiler - not presently working. Not used due to high maintenance requirements.	
4.5.10	Heat exchangers.	N/A		No ventilation system heat exchangers at this school.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Ductwork, diffusers, dampers, linkages 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).	N/A		No cooling systems at this school.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		No cooling systems at this school.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		No cooling systems at this school.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No cooling systems at 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	Andover controls appear to be functioning well. Air compressor is in good condition. No known problems.	
	Mechanical Systems Estimated Costs				\$1,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services		<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. Condition of switch board is satisfactory. Ample spare breaker capacity.		
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4	Building mounted fixtures around the perimeter and pole mounted fixtures in the parking lot. Coverage is adequate. No safety concerns expressed. Exterior lighting is photo-cell and time clock controlled.		
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	Approx. 25 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. Plug-ins are time clock and temperature controlled. Number of energized stalls provided appears adequate.		
	Other				
5.2	Life Safety Systems		Bldg. Section <u>Description/Condition</u>		
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All Edwards 2280 system. Zoned, supervised and monitored. Remote annunciator provided in the main entrance vestibule. Condition is good and system is tested annually. System panel is full to capacity.		
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All Battery packs have been provided throughout the school, along with remote heads. Coverage is satisfactory. Battery packs are in good condition.		
	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 with DC power from 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. 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. No concerns were expressed regarding the number or the circuits that have been provided.	
5.3.5	Motor controls.	4	Mech Room	Wall mounted starters have been provided. Operation is satisfactory. Installation is satisfactory and meets with the requirements of the electrical code.	
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. Fixtures are c/w T12 lamps and standard ballast's. Fixtures are in good condition. Levels are fairly uniform in all areas. Classrooms: 500 to 700 lux Hallways: 215 to 256 lux Washrooms: 250 lux. Staff Rooms: 530 lux Gymnasium: 250 lux. to 300 lux Administration: 450 to 600 lux. Retrofit existing fluorescent fixtures with 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	Some measures in place. Recommend that existing fluorescent fixtures be retrofitted with T8 lamps and electronic ballast's. Existing exit lights be replaced with new LED type exit lights as existing ones fail and need replacing.	\$64,000.00
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	Telephone, Nitsuko, system has been provided. System is satisfactory.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen PA/intercom system has been provided in the main office with call buttons in each classroom. System operation is satisfactory and no concerns were expressed.	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	All	Cat. 5 cabling has been provided with data outlets in each classroom. All classrooms are networked.	
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).	3	Data Closet	Patch panels located in a lockable closet. Although room is secured, there is no room for expansion, ventilation is inadequate, and cable management is poor. Provide adequate ventilation; re-install cables using wire ways for cable management to generally clean up the installation at the patch panel.	\$2,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been provided for all 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	No master clock system provided. Electric clocks have been provided in all areas.	
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				\$69,500.00

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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>		1980 Detached on East Side (4 Portables 149, 150, 151, 152)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Torched on roofing in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding in good condition. Wood siding fascia in good condition. Plywood baseboards damaged. Repair baseboards.	\$1,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood corridor doors need repair in 151, 152. Metal exit doors need repair in 149, 152. Repaint wood doors and frames. Wood exit doors need repaint. Operable window handle stiff in Portable 150.	\$1,900.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Vinyl tiles damaged in vestibule, e.g. Portables 149, 150. Replace tiles. Suspended ceiling tiles stained over whiteboard in Portable 151 and other areas in good condition. Replace ceiling tiles. Drywall in corridor needs repaint.	\$2,100.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork edge damaged in Portable 149. Repair edge.	\$500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Chalkboards in good condition. Whiteboards in good condition. Tackboards in good condition.	
6.1.8	Heating system.	4	Natural gas fired furnaces provide heat and ventilation to portable classrooms. No known problems.	
6.1.9	Ventilation system.	N/A	Refer to item 6.1.8, above.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	No handrail to exit staircase for Portable 152. Install handrails.	\$500.00
6.1.12	Barrier-free access.	4	Barrier-free access from corridor.	
	Portable Buildings Estimated Costs			\$6,000.00
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		1981 Detached on East Side (2 units - 181 & 182)	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	

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Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	SBS torched on roofing over classroom in good condition. SBS torched on roofing over corridor needs repair.	\$1,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding in good condition. Wood siding fascia in good condition. Plywood baseboards damaged. Repair baseboards.	\$500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood corridor doors need repair in 181, 182. Metal exit door needs repair in 181. Repaint wood doors and frames. Metal exit doors need repaint. Weatherstrip required for exit door in Portable 181.	\$1,800.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Scratched vinyl tiles in vestibule of Portable 181. Replace vinyl tiles. Scratched drywall needs repair. Suspended ceiling tiles stained in Portable 182. Replace ceiling tiles.	\$2,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Millwork countertop and shelves need repair.	\$500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	Chalkboards in good condition. Whiteboards in good condition. Tackboards in good condition.	
6.1.8	Heating system.	4	Natural gas fired furnaces provide heat and ventilation to portable classrooms. No known problems.	
6.1.9	Ventilation system.	N/A	Refer to item 6.1.8, above.	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	No handrail to exit staircase for Portable 181. Install handrails.	\$500.00
6.1.12	Barrier-free access.	4	No barrier-free access.	
	Portable Buildings Estimated Costs			\$6,800.00

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Part III - Space Adequacy

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 6(P)	286.6 420.4	707.00	5 6	80 90	940.00	-233.00	Use Elementary Core Area Guidelines Capacity (250 +150) = 400. (P) = Portable
7.2	Science Rooms/Labs			69.50	2	95	190.00	-120.50	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)		72.4 96.5	168.90	1 2	130 90	310.00	-141.10	
7.4	Gymnasium (incl. gym storage)	1 1	394.8 20.4	415.20		430 43	473.00	-57.80	
7.5	Library/Resource Areas			96.20	1	180	180.00	-83.80	
7.6	Administration/Staff, Physical Education, Storage Areas			185.90		247 70 54	371.00	-185.10	
7.7	CTS Areas								
	7.7.1 Business Education							0.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs							0.00	Computers in Library
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1290.46		388 186 96 48	718.00	572.46	
	Overall Space Adequacy Assessment			2933.16			3182.00	-248.84	