| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | School Name: | St. Martha School | | | | School Code: | 8050 |
| | Location: | Edmonton | | | | Facility Code: | 1993 |
| | | | | | | | |
| | Region: | Central | | | | Superindendent: | Dr. Dale Ripley |
| | Jurisdiction: | Edmonton Catholic Regional Division No. 40 | | | | Contact Person: | Mr. Garnet Mc Kee |
| | | | | | | Telephone: | (780) 453-4500 |
| | | | | | | | |
| | Grades: | K-6 | | | | School Capacity: | 450 |

| 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 | 1 | 2338.3 | masonry construction, steel structure, flat and low slope roof, face brick and stucco cladding. | hot water heating, air handling units. | |
| **Additions/ Expansions** | 1981 | 1 | 393.60 | wood frame portables | furnaces | |
| | 1985 | 1 | 167.0 | wood frame portables | furnaces | 2 portables from 1981 relocated from west to north side and attached. |
| | 1992 | 1 | 83.50 | wood frame portables | furnaces | |
| | 1994 | 1 | 83.50 | wood frame portables | furnaces | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | Evaluator's Name: | Burgess Bredo |
| | | | | | | & Company: | Burgess Bredo Architect Ltd. |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Upgrading/ Modernization (identify whether minor or major)** | 1991 | 1 | 74.0 | Minor: covert stage to a computer room. | | |
| | 1996 | 1 | 128.5 | Minor: new carpet in Library. | | |
| | 1997 | 1 | 580.5 | Minor: replace flooring in 8 portables with vinyl tiles. | | |
| | 2000 | 1 | 128.5 | Minor: upgrade ventilation system within computer lab/library (August 2000). | | |
| **Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)** | 1981 | 1 | 393.6 | wood frame, flat roof, wood cladding. | furnaces | 4 units built in 1981 (ECS units 163-166) attached to school, relocatable. |
| | 1985 | 1 | 203.6 | wood frame, flat roof, wood cladding. | furnaces | 2 units built in 1982 (ECS units 185, 186) attached to school, relocatable. |
| | 1992 | | 105.0 | wood frame, flat roof, wood cladding. | furnaces | 1 unit built in 1986 (ECS unit 223) attached to school, relocatable. |
| | 1994 | | 85.0 | wood frame, flat roof, wood cladding. | furnaces | 1 unit built in 1990 (ECS unit 238) attached to school, relocatable. |
| | | | | | | |
| **List of Reports/ Supplementary Information** | Fire Alarm System Annual Test; August 18, 1999 (Top Fire Safety) | | | | | |

| | Evaluation Components | Summary Assessment | | Estim. Cost |
|---|---|---|---|---|
| 1 | **Site Conditions** | Repair problems due to settlement. Re-configure parking to eliminate unsafe condition. | | $29,500.00 |
| 2 | **Building Exterior** | Replace roofing. Miscellaneous minor repairs. | | $133,000.00 |
| 3 | **Building Interior** | Mud jack slab. Upgrade finishes and selected millwork. Replace acoustic wall panels. Modification for barrier free access. | | $147,600.00 |
| 4 | **Mechanical Systems** | Mechanical system is in good shape with only minor repairs required to hot water tank. | | $300.00 |
| 5 | **Electrical Systems** | Electrical system generally in good shape, however, fire alarm system is old and should be upgraded along with emergency lighting system, exit signs, and building intercom system. Also, fluorescent lights should be retrofitted to T8 style lamps with electronic ballasts. | | $164,800.00 |
| 6 | **Portable Buildings** | Replace roofing. Upgrade interior finishes. Reinforce floor assembly. | | $124,200.00 |
| 7 | **Space Adequacy:** | | | |
| | **7.1 Classrooms** | Slightly Excessive | +9.5 | |
| | **7.2 Science Rooms/Labs** | Deficient | -184.3 | |
| | **7.3 Ancillary Areas** | Deficient | -165.9 | |
| | **7.4 Gymnasium** | Excessive | +47.4 | |
| | **7.5 Library/Resource Areas** | Deficient | -55.7 | |
| | **7.6 Administration/Staff Areas** | Deficient | -350.8 | |
| | **7.7 CTS Areas** | | | |
| | **7.8 Other Non-Instructional Areas (incl. gross-up)** | Deficient | -291.3 | |
| | **Overall School Conditions & Estim. Costs** | Deficient | -639.1 | $599,400.00 |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| **1.1** | **General Site Condions** | | | |
| 1.1.1 | Overall site size. | 4 | Large site shared with adjacent Community League. | |
| 1.1.2 | Outdoor athletic areas. | 4 | Grass and hard surface. Topsoil and re-seeding required on several areas adjacent school. Asphalt hard surface behind school. | |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 4 | Basketball backboards on hard surface and adventure playground on sand base, located on adjacent Community League property but used by school. Softball and soccer field. | |
| 1.1.4 | Site landscaping. | 4 | Mature trees and lawn located on east side of school. Balance is rough grass. | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Railing along parking lot, bike stands and flag poles. No fencing. | |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 3 | Settlement in areas causing drainage towards building. Re-grade and re-seed. | $2,500.00 |
| 1.1.7 | Evidence of sub-soil problems. | 3 | Settlement causing sidewalks to crack and break up. | Costed in 1.3.5 |
| 1.1.8 | Safety and security concerns due to site conditions. | 3 | Students crossing parking lot to access basketball and playground is a concern. Re-configure parking lot and introduce barrier (fence) to avoid conflict. | $22,000.00 |
| Other | | | | |
| **1.2** | **Access/Drop-Off Areas/Roadways/Bus Lanes** | | | |
| 1.2.1 | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4 | Single vehicle access from 180 Street, pedestrian access from City sidewalk along 180 Street. | |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 4 | Short asphalt paved driveway from 180 Street to parking lot. | |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | 4 | Bus drop off located off site on 180 Street. | |
| 1.2.4 | Fire vehicle access. | 4 | Good access to all portions of building. | |
| 1.2.5 | Signage. | 4 | Building signed.<br>Parking signed. | |
| 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 | 16 energized stalls for staff, 18 stalls for visitors/Community League. | |
| 1.3.2 | Layout and safety of parking lots. | 3 | Layout of parking is functional but students crossing parking lot to access playground is a safety hazard. | Costed in 1.1.8 |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 4 | Driveway and parking aisle closest to school are paved. Aisle farthest from school is gravel. Drainage appears sufficient. | |
| 1.3.4 | Layout and safety of sidewalks. | 4 | Sidewalks separated from vehicle traffic. | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 3 | Concrete sidewalks cracking and breaking up due to settlement. Some have already been replaced, additional areas require replacement. | $5,000.00 |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | No curb cuts provided but no step between parking lot and sidewalk to main entrance. | |
| Other | | | | |
| | **Overall Site Conditions & Estimated Costs** | | | $29,500.00 |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.1** | **Overall Structure** | | **Bldg. Section** | **Description/Condition** | |
| 2.1.1 | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 3 | 1980 | Concrete slab on grade, suspended floors are cast in place concrete. Settlement problems in a number of areas. Mud jack slab to raise floor level. | Costed in 3.1.2 |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | 1980 | Concrete block; no problems evident. | |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | 1980 | Open web steel joists with metal deck; no problems evident. | |
| Other | | | | | |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.2** | **Roofing and Skylights**<br>***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*** | | | | |
| 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 | Original conventional BUR, near flat in most areas; pitched 1:7 adjacent gymnasium.<br>Chronic Leaks in a number of areas; replace roof (2,338 sq.m.).<br><br>No roofing report available. | $130,000.00 |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | 4 | 1980 | Roof accessed by door from mechanical mezzanine; no problems evident. | |
| 2.2.3 | Control of ice and snow falling from roof. | 4 | 1980 | No problems evident. | |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | N/A | | No skylights | |
| Other | | | | | |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **2.3** | **Exterior Walls/Building Envelope** | | | | |
| 2.3.1 | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains). | 4 | 1980 | Face brick, metal wall cladding and stucco; minor damage to metal wall cladding otherwise good condition. | |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | 1980 | Vented stucco soffits, pre-finished metal flashings at parapets; no problems evident. Attractive painted mural at fascia over main entrance. | |
| 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 | 1980 | Painted concrete block walls and conventional BUR are primary components of envelope. No evidence of air infiltration/exfiltration. | |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | 1980 | Roof drains tied in to City storm sewer. | |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | 1980 | Minor cracking in concrete block walls but otherwise in good condition. | |
| Other | | | | | |
| **2.4** | **Exterior Doors and Windows** | | | | |
| 2.4.1 | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | 1980 | Hollow metal doors with and without glazing set in pressed steel frames; no problems evident. | |

| 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 | 1980 | Weather-stripping worn; replace. | $500.00 |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | 1980 | Panic hardware functioning properly. | |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 3 | 1980 | Aluminum framed with vents. Windows feel drafty and vent hardware a problem; replace hardware and weather stripping. | $1,500.00 |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 3 | 1980 | Insect screens missing on a number of vents; replace. Security grilles on a number of doors adjacent play areas. | $1,000.00 |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | 1980 | Aluminum windows and glazed hollow metal doors; no problems evident. | |
| Other | | | | | |
| | **Overall Bldg Exterior Condition & Estim Costs** | | | | $133,000.00 |

| 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 | 1980 | Concrete block and frame; no problems evident. | |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 3 | 1980 | Concrete slab on grade; settlement problems in a number of areas, mud jack slab. | $2,000.00 |
| Other | | | | | |
| **3.2** | **Materials and Finishes** | | | | |
| 3.2.1 | Floor materials and finishes. | 3 | 1980 | Vinyl tile in halls and most classrooms; good. Carpet in one classroom worn; replace. Wood parquet floor in gym damaged where slab has settled; repair and refinish after mud jacking. Seamless flooring cracked, repair after mud jacking. | $14,500.00 |
| 3.2.2 | Wall materials and finishes. | 3 | 1980 | Painted concrete block and gypsum board; should be re-painted. Acoustic wall panels in gym coming apart; replace. | $34,000.00 |
| 3.2.3 | Ceiling materials and finishes. | 3 | 1980 | Acoustic tiles set in T-bar grid in most areas, painted gypsum board. Tiles damaged and water stained in areas; replace approximately 25% | $7,000.00 |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **3.2** | **Materials and Finishes (cont'd)** | | | | |
| 3.2.4 | Interior doors and hardware. | 4 | 1980 | Wood and hollow metal set in pressed steel frame; no problems evident. | |
| 3.2.5 | Millwork | 3 | 1980 | Boot shelves below coat racks in hallways are millwork item with plastic laminate in poor condition; replace. Additional storage shelving required in classrooms. Painted wood cabinets with plastic laminate in balance; good condition. Add purpose built millwork in former science lab being adapted for use as computer lab. | $43,000.00 |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 3 | 1980 | 60% of boards are whiteboards; replace remainder. Tackboards in good condition. | $2,800.00 |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | 1980 | Climbing apparatus and basketball backboards in good condition. | |
| 3.2.8 | Washroom materials and finishes. | 3 | 1980 | Floors: vinyl tile in mismatched patterns and in poor condition; replace.<br>Walls: painted concrete block; good.<br>Ceilings: painted gypsum board; good. | $1,600.00 |
| Other | | 3 | 1980 | Metal toilet partitions in good condition.<br><br>Acoustic wall panels in gym coming apart; replace. | $12,300.00 |

| 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 with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is*** | | | | |
| 3.3.1 | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. | 4 | 1980 | Non-combustible, non-sprinklered. | |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 3 | 1980 | Building split into zones but corridor doors are wedged open; replace with electromagnetic hold opens. | $2,400.00 |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 4 | 1980 | Appear to comply. | |
| 3.3.4 | Exiting distances and access to exits. | 4 | 1980 | Appear to comply. | |
| 3.3.5 | Barrier-free access. | 3 | 1980 | Path of travel: stair lift required to Stage(instructional space).<br>Doors and doorways: power assisted entrance required.<br>Washrooms: minor modifications required to comply. | $23,000.00 |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 3 | 1980 | No asbestos audit available; provide. | $5,000.00 |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 4 | 1980 | No concerns. | |
| Other | | | | | |
| | **Overall Bldg Interior Condition & Estim Costs** | | | | $147,600.00 |

| 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 | 1980 | One catch basin to parking lot and surface drainage to field. No problems noted. | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 4 | 1980 | A few hose bibBs at building exterior. No Irrigation. No problems noted. | |
| 4.1.3 | Outside storage tanks. | N/A | | | |
| Other | | | | | |
| **4.2** | **Fire Suppression Systems** | | | | |
| 4.2.1 | Fire hydrants and siamese connections. | N/A | | | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | N/A | | Not required. | |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | 1980 | Pump type water fire extinguishers, last certified 08/99 in recessed cabinets. | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | N/A | | Not required. | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.3** | **Water Supply and Plumbing Systems** | | | | |
| 4.3.1 | Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply). | 4 | 1980 | 101 mm main water service with a 25 mm water meter. All appear in good shape with no problems noted. | |
| 4.3.2 | Water treatment system(s). | N/A | | | |
| 4.3.3 | Pumps and valves (including backflow prevention valves). | 4 | 1980 | No pumps, Valves appear in good shape. No problems noted. | |
| 4.3.4 | Piping and fittings. | 4 | 1980 | Copper water supply piping. All piping appears in good shape. | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 4 | 1980 | Wall hung urinals with flush valves, recess lavatories, and floor mounted water closets with flush valves. No problems noted. | |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 2 | 1980 | State 75 gal hot water heater complete with Armstrong pump. Draft hood has separated from breaching and tank and requires immediate repair. | $300.00 |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 4 | 1980 | Municipal service connection to building with no problems noted. | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.4** | **Heating Systems** | | | | |
| 4.4.1 | Heating capacity and reliability (including backup capacity). | 4 | 1980 | Two Raypak 749.8 boilers with two circulating pumps. Installation appears in good shape with no problems noted. | |
| 4.4.2 | Heating controls (including use of current energy management technology. | 4 | 1980 | Boilers controlled by building energy management system with no problems noted. | |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 4 | 1980 | Combustion air appears to be adequate. Chimney constructed of galvanized sheet metal and appears in good shape. | |
| 4.4.4 | Treatment of water used in heating systems. | 4 | 1980 | 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 | 1980 | Low water cut-off, pressure relief, and flow switches to boilers. Boiler alarm provided through building energy management system. All appears in good shape with no problems noted. | |
| 4.4.6 | Heating air filtration systems and filters. | 4 | 1980 | Ventilation system has replaceable media type filters in metal frames. No problems noted. | |
| 4.4.7 | Heating humidification systems and components. | 4 | 1980 | Two Nortec steam type humidifiers with one installed per ventilation unit. No problems noted. | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.4** | **Heating Systems (cont'd)** | | | | |
| 4.4.8 | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 4 | 1980 | Schedule 40 steel piping provided for hot water heating and ductwork for ventilation air. No problems noted. | |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 4 | 1980 | Fiberglass pipe insulation provided to all domestic water and heating piping. Insulation appears in good shape with no problems noted. | |
| 4.4.10 | Heat exchangers. | 4 | 1980 | Tube style boilers. Heat exchangers appear in good shape with no problems noted. | |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | 4 | 1980 | Ventilation units appear in good shape with no problems noted. | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 4 | 1980 | Even heating throughout building with no problems noted. | |
| 4.4.13 | Zone/unit heaters and controls. | 4 | 1980 | Convectors in corridors, force flow units in vestibules, and unit heater in mechanical room. No problems noted. | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.5** | **Ventilation Systems** | | | | |
| 4.5.1 | Air handling units capacity and condition. | 4 | 1980 | Two built-up Trane ventilating units with supply and return fans, mixing section, and heating coil for heating. All appear in good shape with no problems noted. | |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 4 | 1980 | Design requirements unknown. Likely designed for 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 | 1980 | Design requirements unknown. Air flow appears good with no problems noted. | |
| 4.5.4 | Exhaust systems capacity and condition. | 4 | 1980 | Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted. | |
| 4.5.5 | Separation of out flow from air intakes. | 4 | 1980 | Appears to be good separation with no problems noted. | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | N/A | | | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **4.5** | **Ventilation Systems (cont'd)** | | | | |
| | ***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** | | | | |
| 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). | 4 | 1980 | Construction is underway to provide air conditioning to the Library/Computer room. | |
| Other | | | | | |
| **4.7** | **Building Control Systems** | | | | |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | 4 | 1980 | Andover DDC control system. No problems noted. | |
| | **Overall Mech Systems Condition & Estim. Costs** | | | | $300.00 |

| 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 | 1980 | Underground service from pad mounted transformer to 600A main circuit breaker in Federal Pioneer Switchgear, 120/208V/3PH/4W. No problems noted. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 3 | 1980 | Upgrade exterior lighting to replace incandescent lights with high pressure sodium fixtures. | $5,000.00 |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 4 | 1980 | Approximately 16 electrified stalls. No problems noted. | |
| Other | | | | | |
| **5.2** | **Life Safety Systems** | | | | |
| 5.2.1 | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested). | 3 | 1980 | Edwards 6500 fire alarm system. System is old and should be upgraded in order to provide continued service. Also, provide visual strobe lights to comply with current code. | $40,000.00 |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 4 | 1980 | DC style battery pack units with remote heads. System appears to be in good operating order with no problems noted. | |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 3 | 1980 | Incandescent type exit signs, all in poor shape, upgrade to LED type exit signs. | $6,000.00 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.3** | **Power Supply and Distribution** | | | | |
| 5.3.1 | Power service surge protection. | 3 | 1980 | Provide surge protection. | $4,000.00 |
| 5.3.2 | Panels and wireways capacity and condition. | 3 | 1980 | Panelboards located throughout building. Panels are generally full with minimal spare capacity for future additions. Provide two extra panels to accommodate future wiring. | $6,000.00 |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | N/A | | | |
| 5.3.4 | General wiring devices and methods. | 3 | 1980 | Wiring devices generally in good shape with stainless steel coverplates. Insufficient receptacles to classrooms to accommodate current electrical loads. Provide additional receptacles to classrooms. | $8,000.00 |
| 5.3.5 | Motor controls. | 4 | 1980 | Motor starters provided to major motor loads. Starters appear in good shape with no problems noted. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.4** | **Lighting Systems** | | | | |
| 5.4.1 | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3 | 1980 | Lighting in building generally comprises of surface mounted fluorescent light fixtures using T12 lamps. Fixtures and light levels appear good with no problems noted. | Costs in 5.4.3 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 4 | 1980 | No concerns noted. | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | 1980 | Recommend that fluorescent lighting be retrofitted to T8 style lamps with electronic ballasts. | $60,800.00 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estim. Cost |
|---|---|---|---|---|---|
| **5.5** | **Network and Communication Systems** | | | | |
| 5.5.1 | Telephone system and components (i.e., capacity, reliability, condition). | 4 | 1980 | Standard telephone system with telephones provided to general office. No problems noted. | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 3 | 1980 | Older Bogen MCP-35A intercom system. Recommend system be upgraded in order to provide continued service. | $35,000.00 |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 4 | 1980 | Category type 5 wiring with no problems noted. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 4 | 1980 | Wiring installed in conduit and wireways. No problems noted. | |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4 | 1980 | Dedicated hub location. No problems noted. | |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 4 | 1980 | Power wiring to computers and equipment appears to be good with no problems noted. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|---|
| **5.6** | **Miscellaneous Systems** | | | | |
| 5.6.1 | Site and building surveillance system (if applicable). | N/A | | | |
| 5.6.2 | Intrusion alarms (if applicable). | 4 | 1980 | 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 | 1980 | Class change appears to be controlled through intercom system. | |
| 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** | | | | $164,800.00 |

| 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.*** | | ST.MARTHA SCHOOL<br>4 attached on north side, 4 attached on west side. Portables built in 1981 (4), 1982 (2), 1986 (1) and 1990 (1). | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | 3 | Wood blocking on temporary foundations and concrete piles. Floor assembly spongy in areas; reinforce. | $1,200.00 |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | 3 | Conventional BUR, chronic roof leaks; replace roofing. | $60,000.00 |
| 6.1.3 | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains). | 4 | Wood siding re-painted in 1999; no problems evident. | |
| 6.1.4 | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals). | 4 | Wood doors set in wood frames. Aluminum framed windows and vents replaced in 1998. | |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | 3 | Vinyl tile in classrooms replaced in 1997. Vinyl tile in hallways and links in poor condition; replace. Gypsum board walls require re-painting. Acoustic tiles in T-bar grid ceiling in good condition. | $9,000.00 |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | 4 | Clear finish wood bookshelves. | |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | 4 | Whiteboards and tackboards. | |
| 6.1.8 | Heating system. | 3 | Furnaces in portables appear to be Palm Air and are very old and in poor shape - replace with new. | $40,000.00 |
| 6.1.9 | Ventilation system. | 3 | Ventilation provided through furnaces in portables. Replace furnaces with new. | Costs in 6.1.8 |
| 6.1.10 | Electrical, communication and data network systems. | 3 | Upgrade lighting to use T8 lamps with electronic ballasts. | $8,000.00 |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | 3 | Upgrade fire alarm bells to include visual strobes. Upgrade emergency lighting as units are old. | $6,000.00 |
| 6.1.12 | Barrier-free access. | 4 | No problems evident. | |
| | **Overall Portable Bldgs Condition & Estim Costs** | | | $124,200.00 |

| Section 7 | Space Adequacy | This Facility | | | Equiv. New Facility | | | Surplus/ Deficiency | Comments/Concerns |
|---|---|---|---|---|---|---|---|---|---|
| | | No. | Size | Total Area | No. | Size | Total Area | | |
| 7.1 | Classrooms | 14 | 72.2 | 1009.5 | 5<br>6 | 80<br>100 | 1000 | 9.5 | Based on elementary core tables, capacity 450 (300 core, 150 portables). |
| 7.2 | Science Rooms/Labs | 1 | | 100.7 | 3 | 95 | 285 | -184.3 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 2 | 117 | 234.1 | 1<br>3 | 130<br>90 | 400 | -165.9 | |
| 7.4 | Gymnasium (incl. gym storage) | | | 520.4 | 1<br>1 | 430<br>43 | 473 | 47.4 | |
| 7.5 | Library/Resource Areas | | | 164.3 | 1 | 220 | 220 | -55.7 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 138.2 | 1<br>1<br>1 | 357<br>70<br>62 | 489 | -350.8 | |
| 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) | | | 546.7 | 1<br>1<br>1<br>1 | 445<br>213<br>120<br>60 | 838 | -291.3 | |
| | **Overall Space Adequacy Assessment** | | | 3065.9 | | | 3705 | -639.1 | |