

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Nicholas School			School Code:	8223	
Location:	Edmonton			Facility Code:	2027	
Region:	Central			Superintendent:	Dr. Dale Ripley	
Jurisdiction:	Edmonton Catholic Regional Division No. 40			Contact Person:	Mr. Garnet Mc Kee	
				Telephone:	(780) 453-4500	
Grades:	7 to 9			School Capacity:	390	
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	1959	1	3296	masonry construction with glulam and concrete structure, flat roof, EIFS cladding.	furnace heating	
Additions/ Expansions	1986	1	301	masonry construction with steel structure, flat roof, EIFS cladding.	furnace heating	Not included in Standard Assessment and Utilization Report.
					Evaluator's Name:	Burgess Bredo
					& Company:	Burgess Bredo Architect Ltd.

School Facility Evaluation Project
Part III - Space Adequacy

Upgrading/ Modernization (identify whether minor or major)	1983	1	772	Roof replacement over gym.		Not included in Standard Assessment and Utilization Report.
	1986	1	3296	Major upgrading.		
	1988	1		Minor: Industrial Arts area subdivided to create CTS lab.		
	1996	1	242	Partial roof replacement.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables		
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 25, 1999 (Top Fire Safety).					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Provide parking lot.	\$24,000.00
2	Building Exterior	Replace roofing.	\$120,000.00
3	Building Interior	Upgrade floor and wall finishes in portions. Repair toilet partitions. Acoustic treatment of Industrial Arts Shop area. Replace science room millwork. Miscellaneous minor repairs.	\$114,200.00
4	Mechanical Systems	Mechanical heating and ventilation system in building is generally old and should be upgraded.	\$289,500.00
5	Electrical Systems	Electrical system is generally in good shape, however, lighting should be upgraded to use T8 lamps with electronic ballast, fire alarm system should be upgraded, and building intercom system should be upgraded.	\$172,000.00
6	Portable Buildings	No portables.	N/A
7	Space Adequacy:		
	7.1 Classrooms	Excessive +110.6	
	7.2 Science Rooms/Labs	Excessive +18.9	
	7.3 Ancillary Areas	Deficient 126.4	-
	7.4 Gymnasium	Excessive +269.0	
	7.5 Library/Resource Areas	Deficient 30.1	-
	7.6 Administration/Staff Areas	Deficient 115.3	-
	7.7 CTS Areas	Excessive +39.2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive +185.0	
	Overall School Conditions & Estim. Costs	Excessive	+401 \$719,700.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate size.	
1.1.2	Outdoor athletic areas.	4	Basketball and soccer playing fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Basketball courts with asphalt playing surface.	
1.1.4	Site landscaping.	4	Trees, hedges and lawn along north and west sides; native grasses over balance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chainlink fencing around site perimeter, bike stands and flag poles.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage away from building.	
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
Other		4	ECS maintenance portables on site with adjoining maintenance yard. Air quality monitoring station enclosed in chain link fencing along south boundary.	
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicular access from the north, pedestrian access from city sidewalks on all sides of the site.	

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Short gravel driveway from 155 Avenue to maintenance yard; in poor condition, rutted and prone to ponding replace with paved driveway.	Costed in 1.3.1
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off zones located off site on City streets on north and west sides.	
1.2.4	Fire vehicle access.	4	Fire access through parking area.	
1.2.5	Signage.	4	Parking signed. Building signed.	
Other				

School Facility Evaluation Project
Part III - Space Adequacy

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).	2	95% of staff park on streets with no access to plug-ins. Provide paved parking lot for 24 cars with plug-ins. Include railings to separate from playing fields. No BFA stall provided, provide.	\$24,000.00
1.3.2	Layout and safety of parking lots.	3	Undefined gravel maintenance yard requires guard rail to separate it from playing fields.	Costed in 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel maintenance yard prone to ponding; re-grade and pave.	Costed in 1.3.1
1.3.4	Layout and safety of sidewalks.	4	Sidewalks are set apart from parking areas.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks in reasonable condition, drain well.	
1.3.6	Curb cuts and ramps for barrier free access.	3	No curb cut for BFA but required; provide.	Costed in 1.3.1
Other				
	Overall Site Conditions & Estimated Costs			\$24,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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	Concrete slab on grade, steel framed suspended mezzanine assembly in Industrial Arts/CTS area.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1959 1986	Concrete block walls; no problems evident. Concrete block and frame walls; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959 1986	Glu-lam beams with metal deck in gymnasium. Concrete roof assembly over balance; no problems evident. Steel and metal deck assembly; no problems evident.	
Other					

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>			
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	<p>1959 Portion of roof replaced in 1996 with 2 ply MBM roof (1010 sq.m.). Gym roof replaced in 1983 with conventional BUR. Balance is inverted roof membrane with concrete pad ballasts. Chronic leaks throughout; replace (1476 sq.m.). Gym roof nearing end of design service life; replace (620 sq.m.). Improve drainage pattern.</p> <p>1986 Conventional roof in good condition.</p> <p>No roofing report available.</p>	\$120,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All Roof access via ladder in mechanical room.	
2.2.3	Control of ice and snow falling from roof.	4	All 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				

School Facility Evaluation Project
Part III - Space Adequacy

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	All EIFS added during 1986 modernization and addition in good condition. Some staining below canopies due to roof leaks.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All Pre-finished metal flashings, aluminum and stucco soffits; no problems evident.	
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 Painted concrete block and conventional BUR comprise primary components of building envelope. No evidence of air infiltration/exfiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All Roof drains spill onto concrete pads and swales; drainage is positive.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1959 Some water stains at windows due to roof leaks above. Repair prior to next re-painting. Balance No problems evident.	Costed in 3.2.2
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	All Hollow metal doors with and without glazing set in pressed steel frames; no problems evident.	

School Facility Evaluation Project
Part III - Space Adequacy

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).	4	All	Dull chrome finish hardware and closers performing as required. Kick plates in acceptable condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Push bar panic devices performing as required. No problems evident.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum window frames with sliding vents replaced in 1988; no problems evident.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Security grilles have been installed over some windows.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Aluminum windows and hollow metal doors, no problems evident.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$120,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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	Concrete block and frame partitions; no problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slab on grade; no problems evident.	
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	3	1959	12 x 12 vinyl tile in most areas, minimal 9 x 9 tile, sheet vinyl in hallways, quarry tile in entrances, hardwood flooring in gym and Industrial Arts. Gym flooring requires sanding down and re-finishing. Worn carpet in staff and library; replace.	\$20,200.00
			1986	Carpet and ceramic tile in good condition.	
3.2.2	Wall materials and finishes.	3	All	Concrete block and gypsum board wall surfaces due for re-painting.	\$52,000.00
3.2.3	Ceiling materials and finishes.	4	All	Acoustic tile in T-bar grid added during 1986 modernization in most areas; no problems evident.	

School Facility Evaluation Project
Part III - Space Adequacy

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	All	Clear and painted finish wood doors set in pressed steel frames; no problems evident.	
3.2.5	Millwork	3	All	Metal bookshelves in classrooms, clear finish wood in many areas. Cabinets and countertops in Science are worn and damaged; replace. Repairs to damaged plastic laminate countertops in washrooms.	\$19,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Replace existing chalkboards with whiteboards. Tackboards throughout in good condition.	\$10,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Variety of CTS equipment for computers, home economics and wood working in good condition. Basketball backboards in good condition.	
3.2.8	Washroom materials and finishes.	4	All	Floors: vinyl and ceramic tiles in good condition. Walls: painted concrete block in good condition. Ceilings: painted gypsum board in good condition.	
Other		2	All	Doors to metal toilet partitions require replacement. IA shop very noisy and distracting to adjacent CTS. Spray acoustic wall treatment over upper portion of walls. Lockers in good condition.	\$5,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>			
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible and non-combustible construction, non-sprinklered.
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	Doors between zones are wedged open; provide electromagnetic hold open devices.
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Complies.
3.3.4	Exiting distances and access to exits.	4	All	Complies.
3.3.5	Barrier-free access.	3	All	Path of travel: complies. Doors and doorways: complies. Washrooms: BFA washroom large enough, provide grab bars.
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	No asbestos audit available, provide.
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No concerns.
Other				
	Overall Bldg Interior Condition & Estim Costs			\$114,200.00

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	One catch basin at southeast side of building provided. Surface drainage in field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	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).	4	All	Some fire hose stand pipes provided. No problems noted.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	ABC type multi-purpose fire extinguishers. No problems noted.	
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	1959	Municipal service with 76 mm service and 51 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow prevention provided to hose standpipe. Valves appear in good condition. No pumps. No problems noted.	
4.3.4	Piping and fittings.	4	All	Copper water supply piping. Piping appears in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Wall hung urinals with flush valves, tank type water closets, recess lavatories. Fixtures appear in good condition with no problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	1-State 80 gal hot water tank with Taco recirculating pump and 1-A.O. Smith 89 gal hot water tank with B&G recirculating pump. No problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Municipal service connection to building with no problems noted.	
Other					

School Facility Evaluation Project
Part III - Space Adequacy

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Palm Air furnaces in classrooms of 1959 phase are in poor shape. Flamemaster furnaces for ventilation to most other areas. Palm Air furnaces are in poor shape and should be replaced.	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Standard programmable thermostat provided to furnaces. No problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1959	Combustion air appears adequate. Two brick chimneys should be lined with stainless steel. Remainder of chimneys appear to be galvanized steel with no problems noted.	\$10,000.00
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4	All	Reusable media type air filters. No problems noted.	
4.4.7	Heating humidification systems and components.	N/A		None existing and none requested.	

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	All	Ductwork appears to be in good shape.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Domestic water lines appear to be insulated and insulation appears to be in good shape with no problems noted.	
4.4.10	Heat exchangers.	3	1959	Heat exchangers in Flamemaster and Palm Air furnaces should be checked to ensure that they do not leak. Costs for testing only.	\$4,500.00
4.4.11	Heating mixing boxes, dampers and linkages.	3	1959	Mixing sections in Palm Air furnaces are old and in poor shape. Upgrade required.	Costs in 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Good heating control throughout with no problems noted.	
4.4.13	Zone/unit heaters and controls.	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	All	Ventilation provided through heating furnaces.	
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 capacity unknown. Exhaust generally provided in building washrooms and building general exhaust. 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).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)				
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
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).	3	1959	Computer room is hot and should be provided with air conditioning.	\$25,000.00
Other					
4.7	Building Control Systems				
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Andover control system. No problems noted.	
Overall Mech Systems Condition & Estim. Costs					\$289,500.00

School Facility Evaluation Project
Part III - Space Adequacy

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	1959	Underground service to power pole, 400 ampere main circuit breaker, 120/208V/3PH/4W, Siemens switchgear. No problems noted.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4	All	High pressure sodium light fixtures generally provided at all entrances, all with no problems noted.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Eight 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	All	Simplex 4002 - 16 zone fire alarm system. Visual strobe lights required in order to comply with present code requirements.	\$20,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4	All	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).	4	All	Exit signs retrofitted with LED style lamps. No problems noted.	
	Other				

School Facility Evaluation Project
Part III - Space Adequacy

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3		Add surge protection.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	Panelboards located throughout building. Panels appear to be in good shape and have spare spaces to accommodate future building additions.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	Wiring devices generally in good shape and provided with stainless steel coverplates. No problems noted.	
5.3.5	Motor controls.	4	All	Mixture of motor starters with all generally appearing 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	All	Generally recess mounted fluorescent light fixtures with T12 lamps in all areas excluding CTS lab where T8 lamps provided in fixtures. No problems noted.	Costs in 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 building fluorescent light fixtures to use T8 lamps with electronic ballasts. Given age anticipate replacement.	\$112,000.00
Other					

School Facility Evaluation Project
Part III - Space Adequacy

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	All	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	All	Older Petcom 2200 system provided. System should be upgraded in order to provide continued reliable service.	\$35,000.00
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 installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	There exists a dedicated hub area with room for expansion. 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				
5.6.1	Site and building surveillance system (if applicable).	4	All	Security camera provided in corridor by locker room.	
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	Class change bells controlled through building energy management system.	
Other		N/A			
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					\$172,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		NO PORTABLES (Portables on site for use by ECS maintenance personnel).	
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			N/A

School Facility Evaluation Project
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	9	65.6	590.6	6	80	480	110.6	Based on Junior High tables, capacity 275. Includes modernization and addition from 1986.
7.2	Science Rooms/Labs	1		138.9	1	120	120	18.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		183.6	1 2	130 90	310	-126.4	
7.4	Gymnasium (incl. gym storage)			742	1 1	430 43	473	269	Includes lockers and stage.
7.5	Library/Resource Areas			109.9	1	140	140	-30.1	
7.6	Administration/Staff, Physical Education, Storage Areas			289.7	1	247 100 58	405	-115.3	
7.7	CTS Areas								
	7.7.1 Business Education	2	66.5	131	1	115	115	16	
	7.7.2 Home Economics	1		181.1	1		160	21.1	
	7.7.3 Industrial Arts	1		282.1	1		280	2.1	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			898	1 1 1 1	415 199 66 33	713	185	
	Overall Space Adequacy Assessment			3597			3196	401	