

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Philip School			School Code:	8037	
Location:	Edmonton			Facility Code:	1980	
Region:	Central			Superintendent:	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	1971	1	2083.3	masonry construction, steel structure, flat roof, stucco and concrete block cladding.	furnaces, gas fired rooftop units, air conditioning	
Additions/ Expansions	1964	1	167.00	wood framed portables	furnaces	
	1968	1	83.50	wood framed portables	furnaces	
	1986	1	386.46	addition to gym: masonry construction, steel structure, flat roof, stucco cladding.	gas fired rooftop units, air conditioning	
	1986	1	38.51	washroom addition for portables: masonry construction, steel structure, flat roof, stucco cladding.	gas fired rooftop units, air conditioning	
	1991	1	83.50	wood framed portable	furnaces	
					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)	1997	1	2288	Minor: replace roof of 1971 portion.		
	2000	1		Minor: replace carpet in hallway with vinyl tile. (August 2000).		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1975	1	250.50	Wood frame, flat roof, wood cladding.	furnaces	3 units attached to school relocatable, ECS Portables 31 (1964), 35 (1964) and 39 (1964).
	1972	1	83.50	Wood frame, flat roof, wood cladding.	furnaces	1 unit built in 1961 (ECS 50) detached, relocatable.
	1973	1	83.50	Wood frame, flat roof, wood cladding.	furnaces	1 unit built in 1968 (ECS 72) attached, relocatable.
	1991	1	83.50	Wood frame, flat roof, wood cladding.	furnaces	1 unit built in 1991 (ECS 252) detached, relocatable.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 26, 1999 (Top Fie Safety) ARCA Certificate of Assurance for 5 Year Term; dated October 30, 1997.					

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Settlement problems in a number of areas. Topsoil and re-seeding required in areas.	\$6,500.00
2	Building Exterior	Repairs required on several structural components. Exterior walls require upgrading to address building envelope issues. Upgrade window components.	\$134,000.00
3	Building Interior	Upgrade floor and ceiling finishes. Provide millwork in computer lab. Replace non-complying corridor to classroom partitions. Upgrade barrier free access.	\$159,100.00
4	Mechanical Systems	The mechanical heating and ventilation system is in poor shape with old equipment and should be upgraded in order to provide continued service.	\$251,000.00
5	Electrical Systems	The electrical installation is generally in good shape, however, the fire alarm system, building lighting system, and intercom system are old and should be upgraded.	\$252,000.00
6	Portable Buildings	Replace roofing. Replace flooring. BFA does not comply for detached units. Miscellaneous minor upgrading.	\$124,400.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive +247.4	
	7.2 Science Rooms/Labs	Deficient -97.1	
	7.3 Ancillary Areas	Deficient -307.1	
	7.4 Gymnasium	Excessive +29.1	
	7.5 Library/Resource Areas	Deficient -100.1	
	7.6 Administration/Staff Areas	Deficient -354.7	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient -288.2	
	Overall School Conditions & Estim. Costs	Deficient -870.7	\$927,000.00

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	Large site shared with Cardinal Leger Junior High School.	
1.1.2	Outdoor athletic areas.	3	Rough grass and hard surface, topsoil and re-seeding required along north side of school to minimize mud.	\$2,500.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adventure playground on west side of school, sand base. Hard surface for basketball. Softball and soccer fields on rough grass.	
1.1.4	Site landscaping.	4	Trees and lawn area at front of school, natural grasses over remainder of site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Metal railings at front of school, chain link fencing around site perimeter, bike stands and flag poles.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Settlement adjacent building is creating some ponding; re-grade and re-seed.	\$1,500.00
1.1.7	Evidence of sub-soil problems.	3	Heaving and settlement of some concrete sidewalks; replace.	\$1,000.00
1.1.8	Safety and security concerns due to site conditions.	4	No concerns.	
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	Vehicles access site from 87 Street, pedestrians from City sidewalks along 87 Street and 144 Avenue.	

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).	4	Short driveway from 87 Street to parking lot, asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off located off site along 144 Avenue.	
1.2.4	Fire vehicle access.	4	Fire vehicle access to all sides of the building.	
1.2.5	Signage.	4	Building signed. Parking signed. Fire lane 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).	4	22 energized stalls for staff.	
1.3.2	Layout and safety of parking lots.	4	Double loaded parking lot at front of school, metal railing separates lot from play areas.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel surfacing appears to drain well.	
1.3.4	Layout and safety of sidewalks.	4	Layout functions well, sidewalks are separated from parking lot.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks adjacent permanent construction. Concrete sidewalk blocks at portables cracked and settling. Re-seat blocks and replace broken blocks.	\$1,500.00
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cuts provided but main entrance accessible from adjacent parking lot.	
Other				
	Overall Site Conditions & Estimated Costs			\$6,500.00

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).	2	All	Concrete slab on grade. Evidence of settlement and cracked floor finishes. Cost identified is for study and structural stabilization (e.g. mudjacking, drainage).	\$50,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	1971 1986	Concrete block with steel columns. Cracks in walls throughout. Concrete block; no problems noted.	Costed in 2.1.1
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1971 1986	Open web steel joists with metal deck in bulk of school. Glu-lam beams with timber decking at gym. No problems evident. Open web steel joists in washroom addition, glu-lam beams and timber deck in gym addition. 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).	5	All Roof replaced in 1997 with 2 ply SBS membrane (2507 sq.m.); no problems evident. No roofing report since 1997 available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All Roof accessed by roof hatch 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).	3	All Ribbed concrete block and stucco; some efflorescence in concrete blocks and cracks in stucco. Complete investigation to determine source of problem and assess feasibility of remedial work. Anticipate upgrades to building envelope.	\$80,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All Vented aluminum soffits; good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	All Effluorescence on concrete block and flaking paint; point to an air vapour barrier problem.	See in 2.3.1
2.3.4	Interface of roof drainage and ground drainage systems.	4	All Roof drains tied to City storm sewers,	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	All Paint is peeling on interior face of walls throughout. Cracks in concrete block.	Costed in 2.3.1
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 Aluminum entrances at main entrance. Hollow metal doors 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).	4	All	Dull chrome finish hardware and closers performing as required. No problems evident.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	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	All	Aluminum windows with operable vents. Reported to leak and feel drafty. Replace weather stripping and hardware. Seal perimeter.	\$4,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Push bars for vents, aluminum insect screens; no problems evident.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No signs of condensation.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$134,000.00

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).	3	All	Concrete block walls; cracking and paint peeling.	Costs in 2.3.1
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Concrete slab on grade with some settlement.	Costs in 2.3.1
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	3	All	Sheet vinyl in gym is inappropriate and slippery; replace with hardwood. Seamless flooring in vestibules cracking; replace. Portions of corridor carpet scheduled to be replaced by August 2000.	\$88,000.00
3.2.2	Wall materials and finishes.	4	All	Painted concrete block and gypsum board; paint peeling but school scheduled to be painted by August 2000. Vinyl clad gypsum board in some classrooms.	
3.2.3	Ceiling materials and finishes.	3	All	Acoustic tile set in T-bar grid in most areas, painted wood deck, painted gypsum board. Ceiling tiles are very dirty and/or damaged; replace tiles.	\$9,500.00

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	Wood and hollow metal doors set in pressed steel frames; no problems evident.	
3.2.5	Millwork	3	All	Painted wood cabinets with plastic laminate or sheet vinyl countertops. Tables used in computer room should be replaced with purpose built, fixed in place millwork.	\$20,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Predominantly whiteboards with tackboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1971 1986	Floors: seamless flooring and ceramic tile, acceptable. Walls: concrete block and ceramic tile, good condition. Ceilings: painted gypsum board, good condition. Floors: sheet vinyl and ceramic tile, good condition. Walls: painted concrete block and ceramic tile, good condition. Ceilings: painted gypsum board, good condition.	
3.2.8	Washroom materials and finishes.	4	1971 1986	Floors: seamless flooring and ceramic tile; acceptable. Walls: concrete block and ceramic tile; good condition. Ceiling: painted gypsum board condition. Floors: sheet vinyl and ceramic tile; good condition. Walls: painted concrete block and ceramic tile; good condition. Ceilings: painted gypsum board; good condition..	
Other		3	1971 1986	Metal toilet partitions in poor condition; replace. Metal toilet partitions in good condition.	\$3,600.00

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	School split into zones with doors on electromagnetic hold open devices. Provide electromagnetic hold open on 2 sets of doors in lieu of wedges.
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	All	Demountable partition at 3 classrooms adjacent library do not comply; replace with rated gypsum board assembly. Replace hollow core doors at these classrooms.
3.3.4	Exiting distances and access to exits.	4	All	Appears to comply.
3.3.5	Barrier-free access.	3	All	Path of Travel: provide stair lift to gym. Doors and doorways: power assisted doors at front entrance. Washroom: complies.
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)	N/A		
Other				
	Overall Bldg Interior Condition & Estim Costs			\$159,100.00

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 to parking lot and surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose 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).	3	All	Water type pump fire extinguishers. Replace with ABC type fire extinguishers in cabinets to comply with code.	\$8,000.00
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	1971	Municipal water service to building with what appears like a 76 mm water main and a 38 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	No pumps. Valves appear in good shape. No problems noted.	
4.3.4	Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Recess mounted lavatories, wall hung urinals with flush valves, and floor mounted water closets with flush valves. All appear in good shape with no problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1971	75 gallon State hot water tanks complete with Armstrong 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					

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	Building heated with 8 furnaces in mechanical rooms and 6 roof top mounted furnaces. All furnaces old, in very poor shape, and should be upgraded.	\$180,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Furnaces appear to be controlled by building energy management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	All	Combustion air appears to be adequate. Chimney in 1971 main mechanical room is brick and should be lined with stainless steel. Chimneys in other areas appear to be constructed of galvanized sheet metal and appear in good shape.	\$18,000.00
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	Replaceable media installed in filter racks.	
4.4.7	Heating humidification systems and components.	N/A		None provided 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	Heating ductwork appears in good shape with no problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Fresh air intake ductwork and breaching appears to be insulated. No insulation to domestic water piping. No problems noted.	
4.4.10	Heat exchangers.	3	All	Furnaces are old and heat exchangers are likely in poor shape and should be replaced.	Costs in 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	3	All	Mixing linkages are old and should be replaced along with furnaces.	\$20,000.00
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Even heating throughout considering a forced air system. No complaints 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.	3	All	Ventilation provided by furnaces. Furnaces are old and should be replaced in order to maintain continued service.	Costs in 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Design requirements unknown. Likely designed for 5 CFM/student. Installation should be upgraded with the provision of new furnaces.	Costs in 4.4.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with 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	1971	Computer room is very warm, but is an interior zone 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 DDC control system. No problems noted.	
Overall Mech Systems Condition & Estim. Costs					\$251,000.00

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).	3	1971	Underground service from pad mounted utility transformer. Service is constructed of separate components and has a 600 ampere, 120/208V/3PH/4W main fused disconnect. Installation is very old and should be replaced with new in order to provide continued service.	\$30,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Generally HPS lighting at building exterior. Provide approximately 8 additional fixtures to darker areas of building.	\$4,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 24 electrified stalls with 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	Edwards 6500 fire alarm system with no visual strobe lights. System is very old and should be upgraded with new.	\$35,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Battery pack units are old and should be replaced with new in order to maintain continued service.	\$10,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Existing exit signs are incandescent type, old, and should be replaced with new LED type. In addition, more exit signs are required in the corridors to comply with present code requirements.	\$7,500.00
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	All	Provide surge protection.	\$4,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally full with minimal spare capacity to accommodate future additions. Provide two more panelboards to accommodate added wiring to classrooms.	\$8,500.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3	All	Wiring devices generally in good shape and provided with stainless steel coverplates. Classrooms have insufficient receptacles to accommodate current needs. Provide additional receptacles in each classroom.	\$12,000.00
5.3.5	Motor controls.	4	All	Cutler Hammer motor starters provided to all major motor loads. 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	Lighting in building generally comprises of surface mounted fluorescent light fixtures using T12 lamps. Fixtures and light levels appear acceptable.	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	Recommend that fluorescent lighting be replaced with fixtures with T8 style lamps and electronic ballasts.	\$100,000.00
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 in general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	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	All	Category type 5 wiring with no problems noted.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3	All	Loose installation at computer tables. Wireway needed.	\$3,500.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Rack needed to contain computer terminations and hub.	\$2,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	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	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	Building class change tones controlled from building energy management system. No problems noted.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	3	1971	Provide one chair lift at stair for access to gymnasium in order to provide barrier free access.	Costs in 3.3.5
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					\$252,000.00

School Facility Evaluation Project
Part III - Space Adequacy

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>		ST. PHILIP SCHOOL 4 attached units on north side (3 built in 1964, 1 built in 1972). One detached unit built in 1961 on east side.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Conventional BUR with history of leaks and nearing end of effective design life; replace.	\$40,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding re-painted in 1999.	
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 sealed units and vents replaced in original wood frames in 1991. Security grilles on windows.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Worn carpet in classrooms; replace. Painted gypsum board walls scheduled for re-painting in 2000. Acoustic tile set in T-bar grid ceiling.	\$12,000.00
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)	3	Replace chalkboards with whiteboards.	\$3,500.00
6.1.8	Heating system.	3	Palm Air furnaces in portables are old and should be replaced with new in order to maintain continued service.	\$32,000.00
6.1.9	Ventilation system.	3	Ventilation provided by furnaces with one per classroom. Furnaces are old and should be replaced with new.	Costs in 6.1.8
6.1.10	Electrical, communication and data network systems.	3	Lighting should be upgraded to T8 lamps with electronic ballasts.	\$10,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No problems evident.	
6.1.12	Barrier-free access.	3	Detached unit does not comply; construct ramp to entrance.	\$1,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$99,000.00
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		ST. PHILIP SCHOOL 1 detached unit built in 1991 adjacent gymnasium.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Conventional BUR with history of leaks and nearing end of effective design life; replace.	\$7,000.00

School Facility Evaluation Project
Part III - Space Adequacy

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Wood siding re-painted in 1991.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors set in wood frames in poor condition; replace. Aluminum framed vents and sealed units set in original wood frames.	\$2,700.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Worn carpet; replace. Painted fibreboard and clear finish plywood wainscot. 12 x 12 ceiling tiles glued to roof assembly; replace.	\$4,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish wood bookshelves; old and worn but still functional.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Replace chalkboards with whiteboards.	\$700.00
6.1.8	Heating system.	3	Palm Air furnaces in portables are old and should be replaced with new in order to maintain continued service.	\$6,500.00
6.1.9	Ventilation system.	3	Ventilation provided by furnaces with one per classroom. Furnaces are old and should be replaced with new.	Costs in 6.1.8
6.1.10	Electrical, communication and data network systems.	3	Lighting should be upgraded to T8 lamps with electronic ballasts.	\$2,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No problems evident.	
6.1.12	Barrier-free access.	3	Does not comply; construct ramp to entrance.	\$1,500.00
	Overall Portable Bldgs Condition & Estim Costs			\$25,400.00

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	6 10	74 76.3	444 763.4	12	80	960	247.4	Based on elementary tables, capacity 450. Includes 6 portables. Includes stage as instructional space.
7.2	Science Rooms/Labs	1		92.9	2	95	190	-97.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		92.9	1 3	130 90	400	-307.1	
7.4	Gymnasium (incl. gym storage)			502.1	1 1	430 43	473	29.1	
7.5	Library/Resource Areas			99.9	1	200	200	-100.1	
7.6	Administration/Staff, Physical Education, Storage Areas			150.3	1 1 1	357 70 78	505	-354.7	
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)			696.8	1 1 1 1	556 267 108 64	985	-288.2	
	Overall Space Adequacy Assessment			2842.3			3713	-870.7	