

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Rita School			School Code:	18	
Location:	Edmonton			Facility Code:	1974	
Region:	Central			Superintendent:	Mr. Garnet McKee	
Jurisdiction:	Edmonton R.C.S. Regional Division #40			Contact Person:	Mr. Ken Yakimovich	
				Telephone:	(780) 453-4500	
Grades:	Leased to Alberta Alcohol and Drug Abuses Commission (AADAC)			School Capacity:	150	
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	1965	1	1288.00	Masonry, built-up roof, concrete block, metal cladding.	Primary air supplied by downflow furnaces. Secondary air supplied by perimeter ventilation units. Gym. Furnaces.	
Additions/ Expansions	N/A				No Additions or expansions to this school.	
					Evaluator's Name:	Francis Ng
					& Company:	Francis Ng Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1991 1991			Modernization	Rooftop cooling units added to provide cooling for south wing.	1965 section
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1996 1998	1	90.00	Frame, metal cladding, metal sheet roof.	Natural gas furnace providing heat for portable classroom.	
List of Reports/ Supplementary Information	None Room nos. based on AADAC drawings.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair sidewalks. Provide new grading.	\$16,000.00
2	Building Exterior	Repair windows and accessories. Repair and repaint exit doors.	\$133,900.00
3	Building Interior	Repair and repaint interior doors and frames. Repair millwork. Repair interior floor and wall finishes.	\$66,000.00
4	Mechanical Systems	An older school which has been fairly recently renovated. All mechanical systems appear to be well maintained and in good working order, except for the need to repair one unit ventilator and replace one domestic water heater.	\$2,000.00
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide surge suppression system and provide timer and temperature control for the vehicle plug-ins and upgrade exterior lighting by providing additional fixtures.	\$47,500.00
6	Portable Buildings	General in good condition. Replace new chalkboard.	\$400.00
7	Space Adequacy:		
	7.1 Classrooms	-74.90	
	7.2 Science Rooms/Labs	0.00	
	7.3 Ancillary Areas	-310.00	
	7.4 Gymnasium	-42.50	
	7.5 Library/Resource Areas	-80.00	
	7.6 Administration/Staff Areas	180.90	
	7.7 CTS Areas	0.00	
	7.8 Other Non-Instructional Areas (incl. gross-up)	158.50	
	Overall School Conditions & Estim. Costs	-168.00	\$265,800.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions		<u>Description/Condition</u>	
1.1.1	Overall site size.	4	Site facing 1 street with 140 Street on west. Adequate.	
1.1.2	Outdoor athletic areas.	4	Open field with 1 set of soccer goal posts, 2 baseball backstops maintained by the City of Edmonton.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	4	Trees, flower bed and shrubs in the front lawn.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fences installed for north side of school; for north, east and south sides of outdoor athletic area. No bike rack provided. One flag pole installed.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Grade finish towards the school. Need new grading around the building. 1 catch basin was seen on parking lot.	\$10,000.00
1.1.7	Evidence of sub-soil problems.	3	Settled and cracked sidewalks at all exits, e.g. exit near Mechanical Room, exit for Gymnasium. Exposed concrete foundation walls.	Included in 1.3.4
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problem.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		<u>Description/Condition</u>	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	One access for entry and exit from 140 Street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus loading and unloading areas along 140 Street.	
1.2.4	Fire vehicle access.	4	None.	
1.2.5	Signage.	4	Building signage installed. Staff parking signage installed. Bus loading and unloading zone signage installed. No visitor parking signage. Handicapped stall signage installed.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks		<u>Description/Condition</u>	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	12 staff parking stalls. No visitor parking stall. 1 handicapped parking stall.	
1.3.2	Layout and safety of parking lots.	4	No apparent problem.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks settled and cracked. Repair sidewalks.	\$6,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cut for barrier free access.	
Other				
	Site Conditions Estimated Costs			\$16,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1965	Exposed concrete foundation walls. No visible cracks or settlement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1965	Concrete block walls in Gymnasium cracked. Repair and stabilize concrete block walls.	\$15,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1965	All areas were covered with ceiling tiles.	
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>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1965	Original built-up roof. Blisters on both lower and upper roofs. Ponding on both lower and upper built-up roofs. Replacement of built-up roof. (area 1288 sq.m.)	\$90,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1965	No access to lower roof. Use portable ladder. Cat ladder from lower roof to upper roof of Gymnasium. Metal flashing caps paint peeled off. Repaint flashing caps.	Included in 2.2.1
2.2.3	Control of ice and snow falling from roof.	4	1965	Downspouts connected to roof drains were installed inside the building.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1965	Concrete blocks with water stains e.g. north, west and east walls; and along base. No parging for concrete foundation.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1965	Plywood soffit at west and main entrances have paint peeled off. Metal flashing paint peeled off. Included in 2.2.1. Metal cladding paint above and below windows peeled off.	\$5,500.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	1965	Concrete blocks with water stains.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	1965	Overflow scuppers with downspouts from upper roof of Gymnasium. Downspouts need repair. Install splashpads.	\$500.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1965	Gaps found between connection of exterior wall and countertops. Caulking is required.	\$500.00
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1965	Wood front entrance doors need refinish and repaint. Wood exit doors need new repaint. All exit doors need new weatherstrips.	\$3,000.00

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Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965 Door hinges and closers for all exterior wood doors to be readjusted.	\$1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1965 Door closers and panic bolts in Gymnasium need readjustments.	\$500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1965 Dirt found between glazing typical, e.g. Rooms 21, 30. Gaskets need replacement e.g. 3, 5, 6, 16, 17, 20, 21, 26, 30, 38. Glass broken in Rooms 5, 26. Replace glazing. Caulking around some windows is required.	\$16,500.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965 Aluminum operable window knobs need repair, e.g. 4, 16, 17, 20, 30, 38. Knob missing in Room 21. Provide knob. Interior aluminum blinds damaged in 5. Replace aluminum blind.	\$1,400.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1965 Water marks on wood window sills, e.g. 21.	Included in 3.2.5
Other				
	Building Exterior Estimated Costs			\$133,900.00

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Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1965	Concrete block walls in Gymnasium cracked. Joints between drywall and concrete blocks need caulking. Drywall cracked along corridors. Repair drywall. Concrete block walls in Gymnasium need repaint.	\$4,500.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1965	Wood floor in Gymnasium not leveled. Repair wood floor. Floor cracked between corridor and Mechanical Room. Repair floor. Concrete slab cracked in Mechanical Room. Repair floor.	\$20,000.00
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1965	Carpet has normal wear and tear condition; damaged in Rooms 4, 17; stained in Rooms 24, 37, 38. Replace carpet. Hardwood on sleepers and pads in Gymnasium and Stage damaged. Repair hardwood floor. Vinyl tiles scratched, e.g. Reception area. Replace tiles.	\$19,000.00
3.2.2	Wall materials and finishes.	3	1965	Drywall e.g. Classrooms 2, 4, 6 and Staff Rm. needs repair and repaint. Drywall damaged at corners along corridors, e.g. Reception, 2, 3, 4, 10, 13, 14, 16, 24, 29, 37, 38. Repair and repaint drywall. Concrete block walls need repaint, e.g. Gymnasium storage.	\$5,000.00
3.2.3	Ceiling materials and finishes.	3	1965	All areas covered with ceiling tiles. Replacement of stained suspended ceiling tiles in Room 30A. Replacement of damaged suspended ceiling tiles in Room 19. Suspended ceiling tiles in Corridors in good condition. Some mineral fibre ceiling tiles in Gymnasium need replacement.	\$2,700.00

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Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1965	Interior wood doors e.g. Gym. Storage, need repaint. Metal frames with sidelites need repaint. Aluminum sliding shutter between administration area and public area in good condition.	\$1,300.00
3.2.5	Millwork.	3	1965	Millwork need refinish, e.g. Room 38. Stained wood window sills need repair, e.g. Room 21.	\$5,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1965	Chalkboards chipped in Rooms 17, 37, Gymnasium. Replace with whiteboards. Tackboards damaged in Rooms 14, 37. Repair tackboards.	\$2,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1965	None.	
3.2.8	Washroom materials and finishes.	4	1965	Quarry tiles in good condition. Ceramic tiles up to ceiling in good condition. Drywall ceiling in good condition.	
Other					

Section 3	Building Interior	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1965	Non-combustible and non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1965	Adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1965	All classrooms have wood doors and metal frames.	
3.3.4	Exiting distances and access to exits.	4	1965	Adequate.	
3.3.5	Barrier-free access.	4	1965	Ramp at Entrance for barrier free access. Barrier free access to Gymnasium. 2 barrier free access to Washrooms in 39 and 40.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1965	No known hazardous materials.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems).	3	1965	Install acoustic panels in Gymnasium.	\$6,000.00
Other					
Building Interior Estimated Costs					\$66,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services			<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1965	Roof drainage is splashed to grade. No known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4	1965	Hose bibbs. No irrigation system. No known problems.	
4.1.3	Outside storage tanks.	N/A		No outside storage tanks.	
Other					
4.2	Fire Suppression Systems			<u>Bldg. Section</u> <u>Description/Condition</u>	
4.2.1	Fire hydrants and Siamese connections.	N/A	1965	No fire hydrants nor Siamese connections.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1965	Fire hose cabinets throughout the building. Appear to be in good condition - no known problems.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1965	Hand fire extinguishers are located throughout the building. Appear to be in good condition and are checked regularly.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		There are no special fire suppression systems in this school.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1965	Domestic water supply pressure is good. No known problems.	
4.3.2	Water treatment system(s).	N/A		There is no domestic water treatment in this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1965	Domestic water pumps and valves all appear to be in good condition (including backflow prevention valves). No known problems.	
4.3.4	Piping and fittings.	4	1965	Copper water piping. Cast iron drainage piping. Galvanized Iron water piping. All appear to be in good condition. No visible corrosion or leakage problems.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1965	Toilets, lavatories, urinals, sinks, showers - all in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1965	In mechanical room - John Wood model JW502NA-04, 40 Gallon - older condition. State model SR8-40-NQRT-6-DFJCGA, 40 Gallon - newer condition. Grundfos recirculation pump - good condition. Replace older water heater.	\$1,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1965	No sumps. No known problems with sanitary & storm sewers.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	1965	Seven (7) Lennox downflow furnaces providing primary heating air. Capacity appears adequate.	
4.4.2	Heating controls (including use of current energy management technology).	4	1965	Pneumatic controls of perimeter ventilation units (dampers). No known problems.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1965	Combustion air duct into furnace room. No known problems.	
4.4.4	Treatment of water used in heating systems.	N/A		No heating water nor heating water treatment.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		No Low water cutoff / pressure relief valves on this type of heating system.	
4.4.6	Heating air filtration systems and filters.	4	1965	Furnace filters changed regularly, as required. Good condition.	
4.4.7	Heating humidification systems and components.	N/A		Humidifier on furnace not used. Too much trouble to maintain.	

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1965	Combination of underfloor and overhead ductwork. Appears to be in good condition. No known problems.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1965	Duct insulation appears to be in good condition.	
4.4.10	Heat exchangers.	N/A		There are no hydronic heat exchangers in this building.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1965	No mixing boxes. Ventilator damper and linkages appear to be in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1965	The office in the southeast corner of the building is cold in the winter. The Unit ventilator serving this room needs to be repaired (blower & motor missing). Repair unit	\$1,000.00
4.4.13	Zone/unit heaters and controls.	4	1965	Combination of low and line voltage thermostats. No known problems.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	1965	Unit ventilators appear to be in good condition, except for the unit described in item 4.4.12.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1965	System was likely designed for approx. 5 cfm of O/A per occupant. Detailed airflow quantities are unavailable. No reports of Adverse conditions.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1965	System was likely designed for approx. 1 cfm / sq.ft., total supply air. Detailed airflow quantities are unavailable. No reports of Adverse conditions.	
4.5.4	Exhaust systems capacity and condition.	4	1965	Washroom and Gymnasium exhaust fans. No known problems.	
4.5.5	Separation of out flow from air intakes.	4	1965	Separation of outflows and intakes is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special dedicated ventilation or exhaust systems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		No EMCS in this school. Refer to item 4.4.2.	
4.5.8	Air filtration systems and filters.	4	1965	Filters changed regularly.	
4.5.9	Humidification system and components.	N/A		No humidification on ventilation systems.	
4.5.10	Heat exchangers.	N/A		No heat exchangers on ventilation systems.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1965	Ductwork / Grilles from Unit Ventilators appear to be in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4	1991	Carrier rooftop Cooling unit serving the south end of the building. Appears to be in good condition.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	1991	No known problems with ductwork & diffusers.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1991	Low voltage thermostat. No EMCS. No known problems.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		No special or dedicated cooling systems.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	N/A		No building wide / system wide control systems nor EMCS in this school.	
	Mechanical Systems Estimated Costs				\$2,000.00

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services			<u>Description/Condition</u>	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Overhead service from pole mounted transformer. Installation is satisfactory. Main disconnect switch and splitter assembly. Main switch: 400A, 1PH, 3W, c/w 400A fuses. System is at capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		A few building mounted fixtures have been provided. Fixture are of the H.I.D. type. Concern was expressed about the lack of coverage. Provide additional exterior fixtures.	\$4,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 20 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. No control provided other than breaker control.	
	Other				
5.2	Life Safety Systems		Bldg. Section	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Edwards 6616 system. Zoned, supervised and monitored. Condition is good and system is tested annually, and device coverage and location are satisfactory. Ample spare capacity in the system.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is provided by battery packs and remote heads. Coverage is satisfactory. All packs operational.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are provided DC power from the battery packs.	
	Other				

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	3	All	None provided; concern expressed about power spikes. Provide surge suppression system.	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, well identified, and c/w directories. All panels have spare breaker spaces. Older panels are nearly full to capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition, and number of receptacles provided is adequate. No concerns expressed.	
5.3.5	Motor controls.	4	Mech Room	Wall mounted starters have been provided for motor control. Installation and operation satisfactory.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures for the most part are c/w T12 lamps and standard ballast's. Fixtures are in generally good condition. Illumination levels are as follows: Classrooms: 45 to 55 fc Hallways: 20 to 30 fc Washrooms: 35 fc Staff Rooms: 65 fc Gymnasium: 40 to 45 fc Administration: 45 to 60 fc Library: 40 to 60 fc. Recommend to retrofit fixtures with electronic ballast's and T8 lamps. Refer to 5.4.3.	Included in 5.4.3
5.4.2	Replacement of ballast's (i.e., health and safety concerns).	4	All	Standard ballast's. Unlikely that any ballast's contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend to retrofit existing fixtures with new T8 lamps and electronic ballast's. As existing exit lights fail, and need replacing they should be replaced with LED type exit lights. Provide timer and temperature control for the vehicle plug-ins.	\$40,000.00
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	N/A	Meridian telephone system has been provided. System is adequate, no concerns expressed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	N/A	All	N/A	
5.5.3	Network cabling (if available, should be Category 5 or better).	4	All	Cat 5 cabling has been provided; data outlets have been provided in classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling installation is satisfactory. Combination of open wiring and wiring in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Installation is satisfactory with the data rack and associated equipment located in the general office area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been provided for data equipment.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	New digital clock system has been provided. System operation is satisfactory.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)		Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other					
	Electrical Systems Estimated Costs				\$47,500.00

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>		1996 Detached on East Side	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problem.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Metal flat roof in good condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal cladding in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Metal door entrance and exit doors in good condition. Aluminum window in good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet in good condition. Vinyl sheet in washroom and entrance in good condition. Vinyl finished partition with vinyl cover strips at joints in good condition. Prefinished panel ceiling in good condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	No apparent problem.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	Chalkboard in Training Room chipped needs replacement.	\$400.00
6.1.8	Heating system.	4	High efficiency Carrier furnace in good working order. Underfloor supply ducts, humidifier. All appear to be in good working order. No known problems.	
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in the portables are satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No apparent problem.	
6.1.12	Barrier-free access.	4	Exterior wood ramp installed at entrance.	
	Portable Buildings Estimated Costs			\$400.00

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	2 2 1 1(P)	50.6 14.4 8.5 26.6	165.10	3	80	240.00	-74.90	Use Elementary Area Guidelines Capacity 150. (P) = Portable
7.2	Science Rooms/Labs							0.00	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 2	130 90	310.00	-310.00	
7.4	Gymnasium (incl. gym storage)		223 9.5	232.50		250.0 25.0	275.00	-42.50	
7.5	Library/Resource Areas						80.00	-80.00	
7.6	Administration/Staff, Physical Education, Storage Areas			432.90		170 50 32	252.00	180.90	
7.7	CTS Areas								
	7.7.1 Business Education							0.00	
	7.7.2 Home Economics							0.00	
	7.7.3 Industrial Arts							0.00	
	7.7.4 Other CTS Programs							0.00	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			547.50			389.00	158.50	
	Overall Space Adequacy Assessment			1378.00			1546.00	-168.00	