

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Teresa Elementary			School Code:	8051-S	
Location:	Edmonton			Facility Code:	1994	
Region:	Central			Superintendent:	Dr. Dale Ripley	
Jurisdiction:	Edmonton Catholic Regional Division No. 40			Contact Person:	Mr. Garnet Mc Kee	
				Telephone:	(780) 451-3500	
Grades:	K-6			School Capacity:	475	
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	1979	1	1696.2	Masonry, pitched metal clad roof and flat roof, stucco, brick and EIFS exterior materials.	hot water heating, air handling unit.	
Additions/ Expansions	1982	1	394.73	Frame addition to accommodate 4 portables.	hot water heating, air handling unit.	
	1992	1	1290.5	Pitched metal clad and flat roof.	hot water heating, air handling unit.	
					Evaluator's Name:	Burgess Bredo
					& Company:	Burgess Bredo Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	1994			Minor: acoustic treatment to music room walls.		
	1992			Minor: replace chalkboards and whiteboards.		
	1998			Minor: replace carpet with tile in 6 portables.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981	1	197.36	Wood frame, flat roof, wood cladding.	furnaces	2 units built in 1981, attached to school, relocatable, good condition
	1984	1	197.36	Wood frame, flat roof, wood cladding.	furnaces	2 units built in 1982, attached to school, good condition.
	1995	1	197.36	Wood frame, flat roof, wood cladding.	furnaces	2 units built in 1961 and 1979 attached to school, good condition.
	1998	1	197.36	Wood frame, low sloped pitched roof, wood cladding.	furnaces	2 units built in 1955 and 1960, attached to school, need upgrading.
	1999	1	83.5	Wood frame, low sloped pitched roof, wood cladding.	furnaces	1 unit built in 1980, detached, good condition.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: August 1999 (Top Fire Safety) Roofing Inspection Report: November, 1991 (Regional Roof Inspection and Consulting Ltd.) Review of Ice Damming and Air Leakage: October, 1998 (Read Jones Christofferson) St. Teresa Eave Edge Snow Melt: November, 1999 (Read Jones Christofferson) St. Teresa School: December 1999 (Read Jones Christofferson)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Provide 1 BFA parking stall. Replace steps with ramp.	\$2,100.00
2	Building Exterior	Repair/replace roofing systems and condensation problems. Protection for ice and snow sliding off roof. Roof drainage requires eaves troughs.	\$86,000.00
3	Building Interior	Replace worn carpets in some classrooms. Replace hallway ceilings in original phase. Replace toilet partitions, floor finishes and ceilings in 1979 washrooms. Provide asbestos audit.	\$27,800.00
4	Mechanical Systems	Mechanical installation is generally in good condition. Some of the older mechanical equipment should be scheduled for replacement in order to provide continued service.	\$138,000.00
5	Electrical Systems	Electrical installation is generally in good condition. Lights in 1981 building section are old and should be replaced with new. Add surge protection.	\$125,000.00
6	Portable Buildings	Upgrade floor, ceiling and wall finishes in 2 portables.	\$12,000.00
7	Space Adequacy:		
	7.1 Classrooms	Excessive	+389.8
	7.2 Science Rooms/Labs	Deficient	-204.3
	7.3 Ancillary Areas	Deficient	-166.5
	7.4 Gymnasium	Deficient	-42.3
	7.5 Library/Resource Areas	Slightly Deficient	-4.0
	7.6 Administration/Staff Areas	Deficient	-264.9
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	+106.1
	Overall School Conditions & Estim. Costs	Deficient	-106 \$390,900.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.			
		4	At 4.85 hectares site is adequate. Playground adjoins adjacent community league playing fields.	
1.1.2	Outdoor athletic areas.			
		4	Grass and hard surface.	
1.1.3	Outdoor playground areas, including condition of equipment and base.			
		4	Basketball backboards on hard surface, softball diamonds, soccer fields, playgrounds.	
1.1.4	Site landscaping.			
		4	Trees, bushes and lawn area at front of school, balance is grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).			
		4	Guard rails around parking, bike stands and flagpoles in good condition. No fencing.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).			
		4	No problems noted.	
1.1.7	Evidence of sub-soil problems.			
		4	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.			
		4	No problems noted.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
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 25 Avenue, pedestrian access from city sidewalk along 25 Avenue.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Short paved driveway from 25 Avenue.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop-off area off site on 25 Avenue.	
1.2.4	Fire vehicle access.	5	No fencing, free access all around school.	
1.2.5	Signage.	4	Building signed, parking signed.	
Other				

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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).	3	Parking lot shared acre with large Community League lot. 21 energized parking stalls on site. Expand parking and convert one stall to BFA.	\$700.00
1.3.2	Layout and safety of parking lots.	4	Single row of parking stalls along east side of school. Wood railing around lot separates it from playground.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surfacing appears to drain well.	
1.3.4	Layout and safety of sidewalks.	4	Layout works well, sidewalks are separated from parking areas.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, no problems noted.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Three steps located between parking and entrance. Replace with concrete ramp.	\$1,400.00
Other				
	Overall Site Conditions & Estimated Costs			\$2,100.00

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Concrete slab on grade. No problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1979 1992	Wood frame, no problem noted. Wood stressed skin panels.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1979 1992	Steel deck and OWSJ over gym, pitched wood trusses over remainder. OWSJ with metal deck and stressed skin insulated panels.	
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).	1	All	EPDM roofing membrane on flat roofed portion of school has history of leaking. Stressed skin panels (1992) and pre-finished metal standing seam roof over balance of school continues to have chronic leaks and condensation problems. A number of solutions have been investigated. Repair costs based on Read Jones Christofferson (RJC), Oct. 1998 and Dec. 1999 reports.	\$80,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	Roof accessed by door from mechanical penthouse. No gutters or downspouts but RJC Dec. 1999 repairs based on gutters at entrance only.	Costs in 2.2.1
2.2.3	Control of ice and snow falling from roof.	1	All	Ice and snow sliding off roof is a major concern. Eave edge heating system has been tried and appears to be working. Install in balance of building.	Costs in 2.2.1
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1992	Acrylic bubble tape skylights, no problems noted.	
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	All	Face brick, metal cladding and stucco, generally in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Prefinished metal fascias and parapets, vented soffit panels. No concerns.	
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	1981 1992	Poor vapour seal at ceiling appears to have been remedied. No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	All	Roof drainage spills directly on to grade. Regrade around building and install timber edging to direct water away from building and minimize erosion.	\$6,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Painted gypsum board and concrete block, minor cracking. Good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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).	4	All	Aluminum entrances, insulated hollow metal in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Locksets, hinges and closers; good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Push bar panic devices, performing well.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum framed windows with hopper type vents in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Roto operators and push bars on vents, aluminum screens; good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Aluminum windows and hollow metal doors; no concerns.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$86,000.00

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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	Gypsum board and frame in most areas, concrete block in balance; minor cracking in gypsum board.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slabs in good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Vinyl tile, carpet in most areas. Wood parquet floor in gym. Carpet required replacement in three classrooms.	\$8,500.00
3.2.2	Wall materials and finishes.	4	1981	Painted concrete block and gypsum board in fair condition. Scheduled for re-painting Spring 2000.	
			1992	Painted gypsum board in most areas in fair condition. Vinyl wall coverings in hallways are problematic but still serviceable.	
3.2.3	Ceiling materials and finishes.	3	1981	Suspended acoustic tile in hallways, spraytex over gypsum board in classrooms; replace acoustic tile.	
			1992	Painted gypsum board in hallways, suspended acoustic tile in balance; good condition.	\$4,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	All	Painted and clear finish wood doors in good condition.	
3.2.5	Millwork	4	All	Painted cabinets with plastic laminate countertops. No problems noted.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Generally whiteboards throughout.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Basketball backboards, mats and climbing apparatus in good condition. Pottery kiln in good operating condition.	
3.2.8	Washroom materials and finishes.	3	1981	Floors: ceramic tile at urinals, vinyl tile at remainder, poor condition; replace. Walls: painted gypsum board, fair condition. Ceiling: acoustic tile.	\$1,500.00
			1992	Floors: vinyl tile, good condition but require ceramic tile at urinals. Walls: vinyl wall coverings and ceramic tile; good condition. Ceiling: painted gypsum board; good condition.	
Other		3	1981	Metal toilet partitions in poor condition; replace.	
			1992	Metal toilet partitions in good condition.	\$4,800.00

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>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible and non-combustible construction in combination. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Wall between two phases appears to be fire wall.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appears to comply.	
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; complies. Doors and Doorways; power assisted entrance required, clearances at doors do not comply. Washrooms; provided and essentially compliant.	\$4,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	Provide asbestos audit.	\$5,000.00
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					\$27,800.00

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	Catch basins to parking lot and surface drainage around building. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose bibs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A		None.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	1981	Siamese connection on east side by main front entrance. No problems noted.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1981	Sprinklers to main Lobby Area.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Hand held ABC type multi-purpose fire extinguishers located throughout building. No problems noted.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not required.	
Other					

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Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	All	Municipal service with 101 mm main water service and 38 mm water meter. No problems noted.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	No pumps. Valves appear in good shape. Backflow preventor exists to sprinkler service. No problems noted.	
4.3.4	Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape with no problems noted.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Flush valves to wall hung urinals and water closets. Recess mounted type lavatories. All fixtures 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).	3	1981 1992	Rheemglas 85 gal tank with recirculating pump. Tank and pump are old and should be replaced in 4-5 years. State 80 gal tank with recirculating pump, all in good shape.	\$3,000.00
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		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1981	Two Raytherm boilers, 749,800 BTUH input each. Installation is old and should be replaced along with pumps.	\$95,000.00
			1992	One Hydrotherm boiler, 900,000 BTUH input. Provide cross connection between two building sections to allow for backup boiler for 1992 section from 1981 section.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Boilers are controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air appears to be adequate. Chimney is galvanized steel and appears in good shape with no problems noted.	
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-off and pressure relief to boilers. Boiler alarms provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	N/A		None.	
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)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All	Schedule 40 steel piping with welded joints. All appears in good shape with no problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Piping insulation on all piping. Insulation appears in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	All	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Comfort level is generally satisfactory throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Perimeter radiation in classrooms and force flow units in building entrance vestibules. All appear in good shape with no problems noted.	
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	1981	Two Engineered Air units with heating coils plus Lennox furnace for heating and ventilation to mechanical room. Installation appears to be in good working order with no problems noted.	
			1992	Scott Springfield air handling unit with heating coil. Installation appears in very good condition with no problems noted.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Likely designed for 5 CFM/student for 1981 building section and 15 CFM for 1992 building section. No complaints noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Unknown ventilation rates. Appears to be good air flow rates with no complaints noted.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust capacities unknown. Exhaust service provided to washrooms. 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).	4	1992	Separate exhaust system provided to kiln. No problems noted.	
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			
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		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		None.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		None.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		None.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		None.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	All	Andover control system using pneumatic operators. In 1981 Section, some components are old and should be replaced in order to provide continued service. 1992 Section appears in good condition with no problems noted.	\$40,000.00
Overall Mech Systems Condition & Estim. Costs					\$138,000.00

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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	All	Underground service from pad mounted transformer to Westinghouse main switchboard, 600A/120/208V/3PH/4W. Switchgear in good shape with no problems noted.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Exterior lights are high pressure sodium. No problems noted.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 22 electrified stalls with no problems noted.	
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	There presently exists an Edwards 6500 fire alarm panel, 24 zone capacity, 13 zones used, complete with remote annunciator. Fire alarm panel is old and should be replaced. Provide visual strobes for fire alarm annunciation to comply with present code requirements.	\$18,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Emergency lighting provided by DC battery pack units. Units in 1981 section are very old and should be replaced in order to provide continued service. Units in 1992 section are very good with no problems noted.	\$10,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs in 1981 section are in poor shape and should be replaced with new LED type exit signs. Signs in 1992 section are in good shape with no problems noted.	\$6,500.00
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		Add surge protection.	\$5,000.00
5.3.2	Panels and wireways capacity and condition.	4	All	Panelboards are all generally in good shape with no problems noted. Panels have some capacity in order to accommodate future modifications.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None.	
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	Motor controls generally appear in good shape with no problems noted. Motor controls provided to ventilation equipment and pump motors.	
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	1981	Surface mounted 2 lamp T12 style fluorescent fixtures with wrap around acrylic lens. Light fixtures are very old and should be replaced in order to provide continued service.	\$42,500.00
			1992	Fixtures most recessed mounted fluorescent with light louvers. Fixtures in front lobby and portion of library are indirect metal halide. Fixtures are in excellent condition.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	No concerns noted. Fixtures are generally switched by light switches in room.	
Other					

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Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Standard main underground telephone service with telephone backboard located in electrical room. Telephones provided in general offices. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Dukane intercom system with speakers and return call stations. System is operational but quite old and should be replaced with new in order to provide continued service.	\$38,000.00
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	Computer wiring installed in concealed conduit with no problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Server installed in work room of 1992 building section. Installation appears very good with no problems noted.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Provide rack for mounting of hubs. Also provide spare hubs to allow for future additions.	\$5,000.00
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		None.	
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 from building energy management system with 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).	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					\$125,000.00

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Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		8 attached and 1 detached on north side of the school. Year of construction: 1955 (1), 1960 (1), 1961 (1), 1979 (1), 1980 (1), 1981 (1) and 1982 (2).	
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).	4	Asphalt and gravel built up roof, evidence of past leaks; no current problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Stained wood cladding in fair condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Many windows have been upgraded with aluminum framed sliders set into existing wood frames.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	7 units: suspended acoustic tile ceilings, vinyl tile floors, painted gypsum board walls. Good condition. 2 units: 12" x 12" tile ceiling, carpet, painted gypsum board: all in poor condition. Provide suspended ceiling, replace floor, paint.	\$12,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish bookshelves w/carpet kick, generally in good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Whiteboards and tackboards.	
6.1.8	Heating system.	4	Forced air heating and ventilation. Each classroom provided with a separate zone control. No problems noted.	
6.1.9	Ventilation system.	4	Forced air heating and ventilation. Each classroom provided with a separate zone control. No problems noted.	
6.1.10	Electrical, communication and data network systems.	4	Electrical installation generally in good condition with no problems noted.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire detectors and emergency lighting systems appear satisfactory with no problems noted.	
6.1.12	Barrier-free access.	4	No problems noted.	
	Overall Portable Bldgs Condition & Estim Costs			\$12,000.00

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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	19	75.2	1429.8	12	80	960	389.8	Based on elementary core, 475 capacity.
7.2	Science Rooms/Labs	1	70.7	70.7	3	95	275	-204.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	116.7	233.5	4	130 90 90 90	400	-166.5	
7.4	Gymnasium (incl. gym storage)	1		430.7	1 1	430 43	473	-42.3	
7.5	Library/Resource Areas	1		216	1 1	200 20	220	-4	
7.6	Administration/Staff, Physical Education, Storage Areas			224.1		357 70 62	489	-264.9	
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)			944.1	1	445 213 120 60	838	106.1	
	Overall Space Adequacy Assessment			3548.9			3655	-106.1	