

School Facility Evaluation Project
Part II - Physical Condition

	School Name:	St. Vladimir School				School Code:	0 34
	Location:	Edmonton				Facility Code:	1977
	Region:	Central				Superintendent:	Mr. Dale Ripley
	Jurisdiction:	Edmonton Roman Catholic Regional Division No.40				Contact Person:	Mr. Garnet McKee
						Telephone:	780-441-6000
	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		1965	1	1322.6	Brick veneer, masonry, slab on grade, flat roof	Hot water heating air handling units on roof	
Additions/ Expansions		1967	1	1555	Brick veneer, masonry, slab on grade, flat roof	Air handling units on roof	Classrooms
		1967	1	145			Addition to gym to include a stage.
Upgrading/ Modernization (identify whether minor or major)		1999			Interior upgrading including: paint, carpet, and millwork, in Administration and Library.		
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)		N/A					
List of Reports/ Supplementary Information					Roofing Projects BQRP Upgrading for Years 1992-2000 Inventory of Core School Buildings Summary of Minor Modernization Projects 1990-1999	Gym Inventory: January 10, 2000 Handicapped Directory: November 1998 Consultants for School Facilities: February 22, 1999 School Directory: 1999/2000	

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Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	General upgrading related to Site work, paving, reorganization of playing fields, and painting of equipment.	\$ 100,000.00
2	Building Exterior	Exterior is in good condition, upgrading related to replacing single glazed units at entrance.	\$ 40,000.00
3	Building Interior	Interior has been well maintained. Provide general replacement of ceiling tile, fire doors, washrooms, and millwork.	\$ 75,000.00
4	Mechanical Systems	Replace air systems, end of useable life cycle, upgrade control system, replace hot water boilers.	\$ 397,100.00
5	Electrical Systems	Replace switch gear, fire alarm system, emergency lighting, add added panels, upgrade lighting, and new public address system.	\$ 263,500.00
6	Portable Buildings	N/A	
7	Space Adequacy:		
	7.1 Classrooms	3 additional classrooms, over standard by 54 m ² .	
	7.2 Science Rooms/Labs	1 science room is provided, deficient by 112 m ² .	
	7.3 Ancillary Areas	Computer lab is provided in part of library, deficient by 72 m ² .	
	7.4 Gymnasium	Gym is smaller than standard by 175 m ² , but in good condition.	
	7.5 Library/Resource Areas	Library is undersized by 25 m ² . Computer lab is in part of library.	
	7.6 Administration/Staff Areas	Spaces are undersized by 402m ² .	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus of 81 m ² .	
	Overall School Conditions & Estim. Costs	Interior mechanical and electrical upgrading. Overall deficiency of 691 m ² .	\$ 875,600.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	3	Good side area, but poor planning of fields. Costs in 1.1.2 below.	See 1.1.2
1.1.2	Outdoor athletic areas.	3	Overlapping of 2 baseball diamonds and soccer pitches, junior size soccer pitch, replanning would eliminate overlap.	\$ 10,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Basketball pitch, badminton posts, soccer goal posts need paint, new play gym for smaller children.	\$ 3,000.00
1.1.4	Site landscaping.	3	Grassed play areas, budget for top dressing. Combination of deciduous/coniferous trees around building and at N.E. corners of Site.	\$ 25,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Perimeter fencing is chain link, pipe rail fencing at front of building needs painting.	\$ 7,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage away from building.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of sub surface problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns noted, good visibility around school.	
Other		N/A		

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Good access for sidewalks from boardwalks to school door. Direct access for staff parking off of 132nd avenue.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Parking lot is gravel. Provide money for resurfacing.	Cost in 1.3.3
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off on the street and avenue.	
1.2.4	Fire vehicle access.	4	Good access to building from street and avenue.	
1.2.5	Signage.	4	School signage on front of building.	
Other		2	Garbage bins located at east side of Site are on City property, install proper access and enclosure.	\$ 20,000.00

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	20 electrified stalls for staff. Visitor parking on street, no designation for handicapped.	\$ 10,000.00
1.3.2	Layout and safety of parking lots.	4	Basic single loaded aisle.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lot in good condition.	
1.3.4	Layout and safety of sidewalks.	4	Layout of sidewalks, direct from city sidewalks to building entrances. No grading problem to cause safety concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete minimal sided slopes, original but in good condition. Concrete steps are cracked and spalling.	\$ 10,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	Lot is gravel and there are no ramps for handicapped access, provide for handicapped ramp	\$ 15,000.00
Other				
	Overall Site Conditions & Estimated Costs		Generally good, but needs maintenance and upgrading.	\$ 100,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All Sections 1966	Building has perimeter concrete foundation on grade, concrete is in good condition with no differential settlement. 4" concrete slab, 6x6 minimum on piles of 8"x9" grid .	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All Sections 1966	Masonry block. Glulam beams with 2x10x16" O.C. bearing on Glulam to exterior masonry block wall.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All Sections 1966	Glulam beams with 2x10x16" O.C. Bearings on glulam and exterior walls.	
Other		N/A			

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 states of repair.</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).	4	All Sections	The building was re-roofed in 1993., SBS membranes of 3000 m².	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All Sections	Inspection indicated all upgraded in 1993 as part of the reroofing.	
2.2.3	Control of ice and snow falling from roof.	4	All Sections	Flat roof, overhangs at entrance, no problem with ice or snow. (6'x6')	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		4 acrylic domed skylights all in good condition with no signs of leaking.	
Other		N/A			

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 Sections	Brick veneer and mortar, good pre-finished metal, good stucco panels, and good cement.	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All Sections	Soffits have cement parging finish and are good. The parapets are galvanized, exposed fascias to streets are prefinished.	
	2.3.3 Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All Sections	No evidence of problems.	
	2.3.4 Interface of roof drainage and ground drainage systems.	4	1965	Roof drains are internal. Scuppers and downspouts have protection from vandalism in excellent condition.	
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All Sections	No structural cracking noted.	
	Other	N/A			

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4 2.4.1 2.4.2 2.4.3 2.4.4 2.4.5 2.4.6 Other	Exterior Doors and Windows		Bldg. Section	Description/Condition	
	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All Sections	Painted, insulated metal doors are in good condition.	
	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4		All hardware has been well maintained and is serviceable.	
	Exit door hardware (i.e., safety and/or code concerns).	4		Panic bars and closures.	
	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All Sections	Classroom and office glazing is original anodized aluminum with integral venetian blinds and operable vents. Entrance door sidelights all single glazed and should be replaced.	\$ 30,000.00
	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4	All Sections	Good condition and well maintained.	
	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All Sections	No condensation noted. Replacement of single glazed units in 2.4.4.	
		3	All Sections	Perimeter grade beam is painted, needs repainting.	\$ 10,000.00
	Overall Bldg Exterior Condition & Estim Costs			Generally very good, provide for some window replacement and painting.	\$ 40,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All Sections	Walls are block, good condition and painted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All Sections	No signs of structural problems.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All Sections	VCT: originals in classrooms and hallways: budget ceramic mosaic tile at entrance lobbies, good condition. Carpet in office, staff and library, ceramic mosaic in washrooms : good condition. Brick pavers at S.W. entrance.	\$ 20,000.00
3.2.2	Wall materials and finishes.	4	All Sections	Concrete block, painted. Gypsum Wallboard painted, and spectra glazed block.	
3.2.3	Ceiling materials and finishes.	3	All Sections	T-bar ceilings need replacement.	\$ 20,000.00

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 Sections	Doors are in metal frames, solid core wood doors or metal frames. All are painted and in excellent condition.	
3.2.5	Millwork	3	All Sections	Millwork has been upgraded in offices, staffroom, library, and computer lab. Provide money to upgrade bathroom millwork.	\$ 20,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All Sections	Combination of whiteboards and chalkboards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All Sections	Gym equipment includes badminton nets, climbing gym, and 4 basketball nets. All in excellent condition. Storage under stage for chairs and gym nets.	
3.2.8	Washroom materials and finishes.	4	All Sections	Washrooms have spectra glazed block, 1x1, ceramic mosaic tile, all are in good condition, colours are dated.	
Other	Gym floor	4		In good condition, lines are painted.	

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</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All Sections	Non combustible, non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All Sections	Install 6 sets of double doors on closures and hold open devises to compartment open corridor system.	\$ 15,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All Sections	Block walls, doors are in metal frames.	
3.3.4	Exiting distances and access to exits.	4	All Sections	No dead end corridors and 2 means of egress.	
3.3.5	Barrier-free access.	4	All Sections	One level has facilities for handicap.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All Sections	Materials are non asbestos with exceptions of V.A. tile.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All Sections	No concerns noted school.	
Other		N/A			
	Overall Bldg Interior Condition & Estim Costs			Interior has been well maintained. Provide general replacement of ceiling tile, fire doors, washrooms, and millwork.	\$ 75,000.00

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).	3	All	Surface drainage only to parking lot. Provide catch basin to parking lot.	\$15,000.00
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		N/A			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
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			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	ABC type multi-purpose fire extinguishers, and water type fire extinguishers, last checked 8/99.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None.	
Other		N/A			

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 38 mm water meter and supply piping. 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 back flow prevention or pumps. Valves all appear in good condition with 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)	3	All	Flush valves to floor mounted urinals, flush valve type water closets, and recessed and wall mounted lavatories. Fittings and taps are old and should be replaced with new.	\$15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	Rudd 85 gal hot water heater complete with Bell & Gossett recirculating pump, all in poor shape. Replace in order to provide continued service.	\$2,500.00
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		N/A			

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	All	Two natural gas fired boilers, Sunnyday 66, 1,400,000 BTUH input, quite old. Replace boilers and pumps with new in order to provide continued reliable service.	\$130,000.00
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.	3	All	Brick chimney. Line with stainless steel to ensure longevity. Combustion air looks adequate.	\$20,000.00
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 boiler. Boiler alarm 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			
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.	3	All	Pipe insulation at elbows may contain asbestos. Cost shown is for asbestos report and testing.	\$3,500.00
4.4.10	Heat exchangers.	4	All	Cast iron exchangers to boiler, all in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None to heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Forced air heating throughout building via three ventilation units with heating coils. Some radiation convectors provided. No problems noted.	
Other		N/A			

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.	2	All	Three ventilation units located in penthouses. Each unit, (Dunham Bush Multi-zone), complete with heating coil. Units are very old and at their end of expected life and should be scheduled for replacement.	\$151,100.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	All	Design requirements unknown. Likely designed at 5 CFM per student. Upgrade when ventilation units are replaced. Costs shown are for upgraded fresh air intake ductwork to each ventilation unit.	\$30,000.00
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		No special exhaust systems.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg.	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	N/A			

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			
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).	N/A			
Other		N/A			
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. Pneumatic controls appear old and should be upgraded with new.	\$30,000.00
	Overall Mech. Systems Condition & Estim. Costs			Replace boilers, ventilation units and upgrade control systems.	\$397,100.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3	All	Underground service from pad mounted utility transformer. 400A-120/208V/3PH/4W main service. Switchgear is very old and should be replaced with new.	\$20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Combination high pressure sodium and incandescent lights. Replace incandescent lights with new HPS lights.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 19 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	Simplex 4002 fire alarm panel, last tested August 24/99. Upgrade fire alarm bells to include for visual strobe lights to comply with present code requirements.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lighting provided through an Onan natural gas fuelled generator. Generator installation does not comply with present code requirements. Upgrade emergency lighting system to use battery packs with remote heads and LED type exit signs.	\$33,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	AC powered exit signs from emergency generator. Replace with new DC type exit signs.	Costs in 5.2.2
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	N/A		None.	
5.3.2	Panels and wireways capacity and condition.	3	All	Panelboards are generally full with minimal spare circuits. Add more panelboards to accommodate future wiring needs.	\$12,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	2	All	Onan natural gas fuelled generator. Does not comply with present code. Replace with new DC type emergency lighting. Costs shown are for demolition and rewiring of existing AC lights which are to remain in operation.	\$8,000.00
5.3.4	General wiring devices and methods.	3	All	Devices are generally in good shape and provided with stainless steel coverplates. More receptacles are required in classrooms.	\$15,000.00
5.3.5	Motor controls.	3	All	Motor control switchgear and starters are very old and should be replaced with new in order to maintain continued service.	\$15,000.00
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting provided through surface mounted T12 style fluorescent fixtures with wrap around lens. Lighting levels generally appear good. Fixtures are quite old and should be replaced with new energy efficient T8 style light fixtures.	\$85,000.00
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.	4	All	Lights all manually controlled by switches in rooms. No concerns noted.	
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Standard telephone system with telephones provided to general office. No problems noted.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Older Petcom 2200 system. Portions of the main unit do not work. Call devices and speakers are old. Replace system with new	\$42,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted. New installation presently underway to provide service to additional computers.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Wiring installed in surface mounted raceways with no problems noted.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Separate closet required complete with rack and equipment. No special area presently exists.	\$10,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Power wiring to computers and equipment appears good with no problems noted.	
Other		N/A			

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		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).	3		Old Edwards master clock system. Modify system and connect to building energy management system.	\$3,500.00
Other		N/A			
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		None.	
5.7.2	Condition of elevators/lifts.	N/A		None.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None.	
Other		N/A		None.	
	Overall Elect. Systems Condition & Estim Costs			Generally, upgrade switchgear, fire alarm, lighting, panel capacity and PA system	\$263,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		There are no portables at this school.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13	78	1014	12	80	960	54	Average classroom size is 78 m².
7.2	Science Rooms/Labs	1	78	78	2	95	190	-112	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 2	154 87	328	1 3	130 90	400	-72	
7.4	Gymnasium (incl. gym storage)	1 1 1	241 43 14	298	1 1	430 43	473	-175	Stage is 43 m² of the 298 m². Gym is undersized.
7.5	Library/Resource Areas	1	135	135	1	200	200	-65	Library is adequate for usage.
7.6	Administration/Staff, Physical Education, Storage Areas		103	103		505	505	-402	Staff areas, workrooms are small.
7.7	CTS Areas								
	7.7.1 Business Education			N/A			N/A		
	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)			1066	1	985	985	81	209 m² does not include circulation.
	Overall Space Adequacy Assessment			3022			3713	-691	Additional classrooms make up the shortfall in the gym area

Evaluation Component/ Sub-Component	Additional Notes and Comments