School Name: **ST MARY OF THE LAKE**
Location: **SLAVE LAKE**

School Code: **1675**
Facility Code: **2085**

Region: **NORTH**
Jurisdiction: **LIVING WATERS CATHOLIC REGIONAL DIVISION NO. 42**

Superindendent: **Mr. Joffre Plaquin**
Contact Person:
Telephone: **(780) 778-5666**

Grades: K-XII

School Capacity: **600**

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	1991	1	3300	Frame Constuction, sloped flat roof, wood piles, concrete grade beam, wood structure. Masonry construction around gym.	Gas fired H.W.H. Boilers (2), Central Air Handling Units (3) c/w economizers, Perimeter radiation. Local exhaust fans. Pneumatic controls.	
Additions/ Expansions	N/A					

Evaluator's Name: Roger Field / Jack E. Field
& Company: Field, Field & Field Architecture - Engineering Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1992	1	400	Wood frame, wood piling, wood structure, flat roof.	Gas fired furnaces c/w economizers, DX Cooling, Low Voltage Controls.	
	1993	1	400			
	1994	1	400			

List of Reports/ Supplementary Information	3D Fire & Safety Ltd. - Fire alarm System Report March 16, 1999

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site area is adequate. Poor drainage of site requires re-sloping, water off roof poor detail, ground detail at building is poor, work needs to be done to correct scupper & downshpout details. Playground needs to be replaced.	$ 79,000.00
2	**Building Exterior**	Stucco is being damaged by roof equipment water drainage detail at scuppers & downspouts brick fascia requires repair. Roof requires repair at flat areas & scupper detail. Door hardware - some code violations.	$ 90,005.00
3	**Building Interior**	Doors, frames & windows off corridors are not fire rated. Walls & ceilings require repair and re-finishing. Flooring requires seams to be sealed and carpet to be repaired. Proper sound control in music room required.	$ 89,000.00
4	**Mechanical Systems**	Systems are generally in excellent to good condition except for some minor repairs.	$ 33,000.00
5	**Electrical Systems**	Systems are generally in excellent to good condition except for some minor upgrading (mainly light fixtures).	$ 133,000.00
6	**Portable Buildings**	1992 & 1993 - Doors and frames need to have fire rating - finishes are also poor. 1994 - In good shape.	$ 65,500.00
7	**Space Adequacy:**		
	7.1 Classrooms	Adequate classroom space is provided with 19 classrooms.	
	7.2 Science Rooms/Labs	1 science classroom is provided for total school - should be 3 science rooms available for this school.	
	7.3 Ancillary Areas	Adequate space.	
	7.4 Gymnasium	Adequate space.	
	7.5 Library/Resource Areas	Library should be larger by 50 m².	
	7.6 Administration/Staff Areas	Not enough administration space - additional 166.21 m² required.	
	7.7 CTS Areas	Only 2 areas for CTS. School should develop CTS program. No area for CTS expansion within school.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	School needs more gathering area, storage and custodial space.	
	Overall School Conditions & Estim. Costs	This is a new school that requires upgrding to stop future problems from arising. Some code violations and site drainage problems require immediate attention. Structure is in good shape. School is short on CTS space and amenities. School area is short by 138.06 m² based on Department of Education requirements.	$ 489,505.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	School personnel feel site is adequate.	
1.1.2	Outdoor athletic areas.	3	Site is very flat and has poor drainage.	$ 15,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Playground equipment is poor and unsafe (not properly anchored).	$ 30,000.00
1.1.4	Site landscaping.	3	Minimal. Grass is not growing under overhang. No shrubs or trees.	$ 10,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Bike racks, flag poles and fence are in good shape.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Downspouts are broken, splash pads not functional, water is running under foundation and which will result with problems.	$ 15,000.00
1.1.7	Evidence of sub-soil problems.	3	Where downspouts are not properly sloped away from building, soil erosion will result.	$ 5,000.00
1.1.8	Safety and security concerns due to site conditions.	3	Access out of building is hazardous - off portables, due to raised wood walkways.	$ 3,000.00
Other				
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	27 electrified paved parking stalls, 1 handicapped and 7 visitors. Bus access is good. No student parking on site.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt roadway.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site drop off is asphalt.	
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	4		
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	27 electrified paved staff, 1 handicapped, 1 visitor.	
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt.	
1.3.4	Layout and safety of sidewalks.	4	Concrete sidewalks are okay; however, where raised wood pads are used they are a hazard. At portables, wood pads are deteriorating and should be protected.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Drains well.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Not provided.	$ 1,000.00
Other				
	Overall Site Conditions & Estimated Costs			$ 79,000.00

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	1991	Floor system is wood on concrete grade beam - Good condition.	
		3	1991	Insulation on outside of grade beam is not covered as ground has settled or eroded away.	$ 5,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1991	Stucco is showing signs of deterioration where downspouts are running along the wall and leaking. Stucco divider wall is deteriorating and will require repair prior to wood rotting. Birch fascia on south side of building has settled in two places due to steel lintel failure and requires correction.	$ 35,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	3	1991	Roof drainage is poor and is causing deterioration of building structure and finishes (where roof scuppers and downspouts are located).	$ 27,500.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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	1991	Although roof is in good shape, there are signs of leakage due to improper drainage.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3		Scuppers, downspouts and splashpads are in poor shape and need replacement.	$ 5,000.00
2.2.3	Control of ice and snow falling from roof.	4			
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
Other					

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).	3	1991	Stucco is deteriorating due to poor drainage off roof at scuppers and downspouts and at detail of fin walls to structure. (See 2.1.2)	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1991	Brick fascia is moving at two locations and requires repair. Stucco fascia and soffits require repair at downspouts and scuppers. (see 2.1.2)	
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	1991		
2.3.4	Interface of roof drainage and ground drainage systems.	3	1991	Poor detail of scupper and downspouts along building. (See 1.1.6)	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1991	Signs of movement of concrete block wall in corners of gym. Movement in library of the raised roof bulkhead.	$ 4,850.00
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).	2	1991	Some doors not to code (dead bolts). This is a code violation and should be corrected. Adjust hardware and weatherstripping.	$ 4,785.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).				
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2		To be adjusted. Remove deadbolts. Violation of code. Install panic hardware.	$ 7,870.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4			
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4			

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
Other					
	Overall Bldg Exterior Condition & Estim Costs				$ 90,005.00

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	1991	Library - signs of structural failure, where walls have pulled away from ceiling and sidewalls.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1991	Good	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1991	Carpet in stage areas is frayed and damaged. Linoleum seams are not sealed.	
3.2.2	Wall materials and finishes.	3	1991	Gyproc walls are damaged and require refinishing with a durable paint or finish. Cracks in walls in many areas as per room by room list.	$ 22,750.00
3.2.3	Ceiling materials and finishes.	4	1991	T-bar is damaged and missing in some areas and requires repair. Gyproc ceiing required to be patched and refinished.	
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.4	Interior doors and hardware.	4	1991	All hardware requires adjustment.	
		2		Witihin the building, no indiction of fire rated doors other than in mechanical rooms.	$ 30,000.00
3.2.5	Millwork	4		Millwork is in good shape; however, storage is inadequate in all areas.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Good	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Good	
3.2.8	Washroom materials and finishes.	4		Good	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
Other					
3.3	**Health and Safety Concerns --- *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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1991	Combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1991	Fire separations between school and portables.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	1991	Corridor walls have a 1 hr. rating; however, doors off corridor have no fire rating. See 3.2.4	
		3	1991	Glass in corridor walls not fire rated.	$ 18,750.00
3.3.4	Exiting distances and access to exits.	4			
3.3.5	Barrier-free access.	2		No automatic door openers as per code requirements.	$ 7,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	2		No signs.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3		Music room is not properly designed for acoustics and requires acoustical treatment.	$ 10,000.00
Other					
	Overall Bldg Interior Condition & Estim Costs				$ 89,000.00

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).	4		Surface storm water drainage, no storm sewer system available.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior non-freeze hydrants are adequate (no irrigation).	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	N/A		Municipal fire hydrants are accessible.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2	91	Not sprinklered, building requires a standpipe and hose system (fire hose cabinets).	$ 33,000.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	91	Fire extinguishers are located throughout the school and are accessible. Tags to be updated.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

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	91	80 mm galvanized iron municipal water service, 50 mm water meter (press. 350 Pa est.), copper pipe distribution is in good condition.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	91	Boiler water system circ. Pumps, valves and backflow preventors are good.	
4.3.4	Piping and fittings.	4	91	Piping systems are in good condition, no signs of corrosion.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	91	Fixtures and associated trim are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	91	Domestic H.W. heaters (2) and recirc pump are in good condition. H.W. heaters back vent on start-up.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	91	Municipal sanitary drain connection, no drainage 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).	4	91	Natural gas fired H.W. heating boilers (2) capacity - 1069 kW are about 55% utilized.	
4.4.2	Heating controls (including use of current energy management technology.	3	91	Pneumatic controls are used throughout (refer to 4.7.1).	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	91	Combustion air is adequate, class "B" gas vents are good.	
4.4.4	Treatment of water used in heating systems.	4	91	Water treatment program is good, system has chemical pot feeder, side stream cartridge filter and is tested regularly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	91	Low water cut-offs, flow switches and pressure relief valves are installed and operational One PRV should be replaced.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

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	91	H.W.H. piping, terminal heat units and perimeter radiation is in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	91	Ductwork, piping and breeching insulation is good with some minor repairs.	
4.4.10	Heat exchangers.	N/A			
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	91	Heating distribution is good and provides most occupant's comfort conditions, no noted complaints.	
4.4.13	Zone/unit heaters and controls.	4	91	Entry force flow cabinet unit heaters with pneumatic controls.	
Other					

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	91	Penthouse AHU1: S/A - 600 l/s, 20 h.p. R/A - 5664 l/s, 7.5 h.p. Penthouse AHU2: S/A - 6600 l/s, 20 h.p., R/A - 5664 l/s, 10 h.p. Penthouse AHU3: S/A - 6600 l/s, 20 h.p., R/A - 5664 l/s, 10 h.p.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	91	6.6 l/s (14 CFM) per occupant at full occupant at full occupancy and minimum fresh air mode (15% outside air) minimum condition, 8.8 l/s (18.7 CFM) average condition.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	91	Under floor supply and overhead return air ductwork is in good condition. Air changers/hour: 1.1 minimum and 7.9 maximum.	
4.5.4	Exhaust systems capacity and condition.	4	91	Roof exhaust fans EF1 to EF8 - Units are in good condition, no complaints noted.	
4.5.5	Separation of out flow from air intakes.	4	91	Fresh air intakes are adequately separated from exhaust air and vents.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	91	Kitchen range goods (residential type).	
Other					
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	91	Pneumatic controls, no complaints noted. AHU-2 freeze-stat trips out.	
4.5.8	Air filtration systems and filters.	4	91	50 mm (30-35% eff.) air filter sections, require servicing.	
4.5.9	Humidification system and components.	4	91	Wet cell type.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	91	Central distribution ductwork, fire dampers, volume dampers, grilles and registers are 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).			None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)				
4.6.3	Cooling system controls (including use of current energy management technology).				
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
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	91	Pneumatic controls are utilized throughout and are in good condition, upgrading is not necessary at this time.	
	Overall Mech Systems Condition & Estim. Costs				$ 33,000.00

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).	4		120/208V/3phase/4W 1200 amp main breaker, underground feeders, 1200 amp busing. Present peak demand - 235 kW (est). Accessibility is good, utilization is about 68%.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior areas are adequately lighted with HID fixtures.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Car plug pedestals are adequate.	
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).	4	91	Fire alarm panel with sealed batteries, charger and remote annunciator panel. Devices include manual pulls, thermal, smoke duct smoke, EOL's and bells. System is being tested annually.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	91	Self contained battery operated emergency lighting units.	
		2		Older units within mechanical rooms should be replaced, refer to 5.4.3.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	91	Older incandescent type fixtures should be replaced, refer to 5.4.3.	
Other					

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.	2	91	M.D.C. surge protection is in need of repair and connecting leads (cables are too long).	$ 1,000.00
5.3.2	Panels and wireways capacity and condition.	4	91	Panel boards have about 30% spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	91	Copper conductors in EMT conduits, some lumex within crawl space areas. Commercial grade devices.	
5.3.5	Motor controls.	4	91	Motor starters for boiler water system pumps, air-compressor and central air handling units are good.	
Other					

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	91	Generally fluorescent lighting (T12 lamps and magnetic ballasts) throughout with local switching. Compact fluorescent light fixtures are also installed within each classroom and gathering area. Lighting levels generally meet recommended guidelines (refer to attached readings) except for staff room and music room, refer to 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).		91	No PCB's identified.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	91	Replace all fluorescent light fixtures with new units complete with T8 lamps and electronic ballasts; all exit lights with new LED lamps and emergency battery power back-up.	$ 132,000.00
Other					

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	91	50 mm underground service entrance and 25 pair telephone cable.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	91	TV cable outlets available to each classroom. Intercom, public address and time scheduling system is functional and is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	91	Cat 5 cabling throughout school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	91	Mostly installed within conduit, some open air (plenum rated) installations.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	91	Data patch panels and telephone terminal board located within separate dedicated room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	91	Installation is satisfactory.	
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			
5.6.2	Intrusion alarms (if applicable).	4	91	Security system installed throughout the building complete with PIR sensors, keypads and dial-out.	
5.6.3	Master clock system (if applicable).	N/A			
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.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				$ 133,000.00

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.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	1992, 1993 & 1994 - Outside exit is recessed in and wood foundation and floor are not protected.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	1992, 1993 & 1994 - Roof water not properly drained away from building.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	1992, 1993 & 1994 - Stucco shows signs of deterioriation at downspouts.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3 4	1992/1993 - Hardware/door seals need adjustment for proper operation. Doors/frames are not fire rated. 1994 - Good.	$ 8,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3 4	1992 & 1993 - Finishes require upgrading to provide a proper learning environment. 1994 - Good	$ 20,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3 4	1992 & 1993 - Not enough storage and shelving space provided. 1994 - Good	$ 32,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	1992, 1993 & 1994	
6.1.8	Heating system.	4	Older type natural gas furnaces in fair conditoin, units are noisy, low voltage non-programmable thermostat control complete with summer/winter switch.	
6.1.9	Ventilation system.	4	F/R air economizer systems with low voltage modulating controls.	
6.1.10	Electrical, communication and data network systems.	3	Fluorescent light fixtures (T12 and magnetic ballasts), lighting levels good.	
		4	Data/network available, communications are good.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3 4	1992 & 1993 - Doors and frames are not fire rated (See 6.1.4). 1994 - Good	
6.1.12	Barrier-free access.	3 4	1992 & 1993 - Access out at exits has raised wood platform area that is a hazard. 1994 - Good	$ 5,500.00
	Overall Portable Bldgs Condition & Estim Costs			$ 65,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	INST AREA of Port	12	70.00	840.00		70.00		840.00	
7.1	Classrooms	7	72.90	510.30	17	80.00	1360.00	-849.70	
7.2	Science Rooms/Labs	1	117.20	117.20	3	107.50	322.50	-205.30	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	104.43	417.70	4	100.00	400.00	17.70	
7.4	Gymnasium (incl. gym storage)			575.50			564.00	11.50	
7.5	Library/Resource Areas			213.80			265.00	-51.20	
7.6	Administration/Staff, Physical Education, Storage Areas			219.40			385.61	-166.21	
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)			1638.40			1373.26	265.15	
	Overall Space Adequacy Assessment			4532.30			4670.36	-138.06	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Exterior	Stucco - fin walls are deteriorating and will require replacement prior to wood rotting.
	Insulation is not covered properly at foundation.
	Grass does not grow under overhang and next to sloped area. Poor detail and very unsightly.
	1 Handicapped parking stall, 27 staff and 7 visitors parking stalls.
	Bike rack, flagpole.
	Good bus access.
	Good signage
	Stucco has water from roof drainage running down wall face causing stucco to break down, crack and fall off.
	Roof drainage is poor and is causing deterioration of building structure.
	Roof downspouts are damaged and pulled off - not properly installed.
	Roof splash pads are also not doing their job - water is running into fountain and will result in problems.
	Access to school - no automatic opener.
Gym	Block cracked at corners (northwest).
	Exit door seal is poor.
	Vertical crack in wall south (east side)
	Crack at southwest - exit door.
	Hardware to be replaced.
Room 139	Door hardware is poor. Exit not proper - door - dead bolt.
Room 138	Gyproc is poor, low ceilings.
Room 134	Hole in wall. Low ceilings. Too small. Finishes are poor.
Gym Stage	Carpet is frayed. T-bar tile is not finished in place.
Stage	Stage - tile is damaged. Roof leaks . Acoustic sound is poor. Sound proofing is poor.
CTS 405	Smells of glue. Door is cracked at entry.
Room 404	Room is noisy. Rated doors - frame not rated (20 min). Baseboard, flooring and finishes are poor.
Room 145	Leak at entrance area. Baseboard and flooring is poor. Thermal seal is broken.
Room 231	Caulk windows. No fire rated door.
Room 230, 232, 233	Baseboard and flooring is poor.
Exit 141	Movement at threshold. Walls cracked at corners.

Evaluation Component/ Sub-Component	Additional Notes and Comments
Storage Room 106	Leak at entrance area. Baseboard and flooring is poor. Thermal seal is broken.
Corridor 143	T-bar ceiling. Baseboard radiation is pulling off wall. Floor seams showing.
Washroom	T-bar ceiling off. Floor seams.
144	T-bar ceiling. Walls cracked at entry. Floor seams. Exit sign damaged. Gyproc cracked to Room 303.
Room 302	Floor stained and dirty. Windows to be caulked. No fire rated doors.
Room 307	Flooring and finishes are poor. Heating not working. Light lens missing.
Room 303, 304	Flooring and finishes are poor.
Room 401	T-bar requires adjustment. Flooring and finishes are poor.
Kitchen 111	Light ceiling is leaking. Door not fire rated.
Corridor 141	Floor seams. Walls not standing up to abuse. Hardware not standing up. No backing for wall accessories.
Room 110	Gyproc has stress cracks. Gyproc walls and finishing is poor. NO fire rating to door. Roof leak at door by electrical outlet.
Washroom 108/109	Floor seams - not sealed.
Room 107	Caulk windows. Finishing is poor. Door hardware is poor.
Room 103	Broken window. Gyproc is damaged, not finished, poor shape. Caulk windows. Fire rating.
Room 105, 104	Caulk window. Door is not fire rated.
ECS 129	Caulk window. Closer off door. Cracking at door. Coat hook hazardous.
Room 123	Finishes are poor.
Room 124	Wall cracks (wall to ceiling). Coat hooks are a hazard. Electric cover plate open. Finishes are poor.
Room 128	Grill missing for return air. Window caulking and finishes are poor. Gyproc sills are cracked, wet, etc.
Room 125	No flooring. No protection of fluorescent light - lens cover missing.
Room 126	Gyproc to door frame not continuous. Caulk window. Gyproc is poor.
Room 127	No rating of door frame. Closer off door. Coat hook is hazardous. Finishes are poor.
GENERAL	Floor seams are not sealed and are coming apart.
Mech Room - Second Floor	Door to roof warped and sprung. Stair is cracked.
Roof	Built up roof - gravel and tar. Sloped roof, asphalt shingles.
Room 118	Wall cracked at ceiling.
Room 140	Entry too small. Threshold cracked at grade beam to floor. Adjust screws. Door hardware needs adjustment.

Evaluation Component/ Sub-Component	Additional Notes and Comments
Stage - Gathering Area	Ceiling too low and is damaged. Carpet snags. Stage opening shows signs of cracking. Ceiling has signs of cracking.
Staff Room 119	Door stop into wall has no backing. No wired glass. No door label. Walls are cracked and show signs of structural movement. Carpet snags. Washroom - structural problem in wall and at door. Gyproc is in poor shape.
P. Off 117	Window requires caulking. Roof leak at access panel and exhaust/return air. Frame is loose at door.
Room 116	Window requires caulking. Gyproc is damaged and is need of repair. Washroom - paint.
Room 115	Flooring is good.
Storage 114	No fire rating on door - no wired glass. Gyproc is cracking above door. No heat detector.
Room 113	Check on requirement for glass to corridor - wired glass. Walls show signs of poor taping/painting. Closer off door - no fire rating. Walls in poor shape (drywall).
Room 113A - Layout Changed	Holes in floor. Exit door has deadbolt lock. Door shows signs of movement - needs caulking. Fix up floor.
Room 112	Flooring on access cover. Guard on lights required.
Room 120	Door exit required - panic - deadbolt not acceptable. Window requires caulking.
Room 121	Door not fire rated. No wired glass. Drywall cracked and pulling away from wall to ceiling. Cracks in walls show signs of both movement and shrinkage. Open outlet cover. Carpet is discolored.
Storage & Work Room	No rating on door. Wiring glass required. Walls are damaged and in poor shape. Bolts in floor are a hazard. Closer on door required.
Corridor 142	Finishes need upgrading.
Counselor Office 130	Pull station in room?
Exit	Cracks at door. Finishes are poor. Too small for boot room.
	Classroom wings - structure is exposed, as well is of wood construction. These are rotting at exit.
Roof	SBS - single ply up under shingles. Roof leaks. Ice damming. Exhaust fan melt snow causing water build up under flashing - poor detailing.
General Notes	Site is adequate.
	Parking is tight for public. Bus drop off works.
	Structural problems - library, brick veneer. Lintel moved down 1 1/2".
	Brick angle has moved on fascia at 142,
	Lights not energy efficient. Gym lights have a lot of movement - possible use different light system - vibration causes lights to go out.
	Playground area is good. Playground equipment is poor and unsafe. Equipment not properly anchored.
	Site drainage - poor
	Staff room - office connected - possible some communication between these areas.
	Supervision - layout is poor.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Windows - broken windows - community - lots of glass damage.
	Drywall 1/2 type X
	Backing required for accessories.
	Gym is hot.
	Flooring - Carpet - seams, zipper - Stage area, pit area - replaced.
	Cracks in wall.
	Structure - driven piles, concrete grade beam, floor - wood joists, concrete floor.
	Wet areas under crawl space causing wood to expand and some separation.
	Wood walls large and move when door shuts. Poor connection to roof structure.
	Sloped roof are good - flat areas are not draining properly.
General Description Mechanical	1. H.W. heating system consists of 2 boilers and 4 circ pumps, perimeter wall fin radiation and entry force flow cabinet unit heaters.
	2. Penthouse central air handling units (3) c/w economizer sections and evaporator cell type humidifiers.
	3. Local exhaust fans for changer rooms, washrooms and kitchen areas.
	4. Pneumatic controls.
Mechanical - Equipment List	1. Boilers #1 and #2 (1991) - Superhot model no. AAE-2280-N-M, each 534.4 kW.
	2. Primary Circ Pumps #1 and #2 - B&G model no. 80SC-BF, 12.6 l/s, 5 h.p.
	3. Domestic H.W. Heaters #1 and #2 - Jetglas model no. M-I-75U-350-3N, each 92.3 kW.
	4. Domestic H.W. Recirc Pump (1999) - B&G model no. NBF-22, .092 kW.
	5. Air compressor - duplex.
	6. Central Air Handling Unit #1 - Engineered Air model no. LM-15-C, S/A - 6600 l/s, 20 h.p. , R/A - 5664 l/s, 7.5 h.p.
	7. Central Air Handling Unit #2 - Engineered Air model no. LM-15-C, S/A - 6600 l/s, 20 h.p. , R/A - 5664 l/s, 10 h.p.
	8. Central Air Handling Unit #3 - Engineered Air model no. LM-15-C, S/A - 6600 l/s, 20 h.p. , R/A - 5664 l/s, 10 h.p.
	9. Exhaust Fans EF1 to EF8 - no data available.
	10. Portables (19 , typical of 4) - Lennox model no. G8R-180-3, 40 kW, down-flow.
	11. Portables (19 , typical of 8) - Keeprite model no. HGD-125, 27.8 kW, up-flow, c/w DX cooling coils and remote roof-top A/C.
4.2.2	Provide fire standpipe and hose system complete with fire hose cabinets.

Evaluation Component/ Sub-Component	Additional Notes and Comments
4.7.1	Provide new DDC system throughout the building.
General Description Electrical	1. M.D.C. (1991) - 120/208v/3phase/4W/60 1200 amp underground service.
	2. General interior lighting - fluorescent fixtures complete with T12 lamps and magnetic ballasts, some compact fluorescent lamps.
	3. Exterior lighting - HID fixtures mounted on building and HID light standards in parking lot.
	4. Exit lights - older incandescent type.
Electrical Equipment List	1. M.D.C. and panel boards - FPE.
	2. M.C.C.'s - Moeller.
	3. F.A.C.P. - Simplex model no. 4002 complete with remote annunciator.
	4. Sound/Program - Rauland Telecentre model no. 5500.
	5. Security - DSC & Simplex model no. B001.
	6. Telephone - Meridian.
Electrical Lighting Levels (LUX)	1. Staff Room: 300 - 400
	2. Music Room: 225 - 300
	3. V.P. Office: 600 - 700
	4. General Office: 425 - 500
	5. Corridors: 300 - 1100
	6. Main Entry Lobby: 50 - 75
	7. Boiler Room: 250 - 275
	8. Library: 550 - 800
	9. Classroom #110: 625 - 675
	10. Classroom #111: 525 - 600
	11. Classroom #112: 650 - 850
	12. Classroom #115: 550 - 800
	13. Classroom #126: 725 - 850
	14. Gymnasium: 300 - 350
	15. Washrooms: 300 - 400
	16. Portable Classroom 230: 775 - 825
	17. Portable Classroom 301: 600 - 700

Evaluation Component/ Sub-Component	Additional Notes and Comments
	18. Portable Classroom 303: 600 - 750
	19. Portable Classroom 402: 600 - 750
5.2.2	Replace all older emergency lighting units (mechanical room areas).
5.3.1	Replace existing T.V.S.S. protection panel.
5.4.3	Replace all fluorescent light fixtures with new units complete with T8 lamps and electronic ballasts.
6.1.10	Replace all exit light fixtures with new units complete with LED displays and emergency battery power back-up.