	School Name:	Steele Heights Jr. High				School Code:	532
	Location:	Edmonton				Facility Code:	1321
	Region:	North				Superindendent:	Dr. E. Dosdall
	Jurisdiction:	Edmonton School District # 7				Contact Person:	Mr. Bob Clark
						Telephone:	(780) 429-8509
	Grades:	VII - IX				School Capacity:	780

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	1968	2	7010	Masonry, flat roof, brick cladding.	Heating is provided by hot water system. Heating plant consist of two natural gas fired hot water boilers. Heat distribution system consisted of perimeter radiation, reheat coils and unit heaters. Ventilation is provided by three indoor air handling units, one is serving the classrooms and offices, the second is serving the gymnasium and the third is serving the industrial art section.	Boilers appear to have adequate capacity, and are in good condition. Ventilation system is in generally good condition, and appears to meet the requirements of the ASHRAE 62-1989 standard. Heating system for the gymnasium requires upgrading.
Additions/ Expansions						

						Evaluator's Name:	Tomas O'Scolai M.A.A.A., M.R.A.I.C..

						& Company:	Tomas Anton O'Scolai Architect
Upgrading/ Modernization (identify whether minor or major)	1984		78	Minor. Modernization to classroom # 17 (# 104).			
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A			No portables.			
List of Reports/ Supplementary Information	Updated floor plans. Updated site plan.						

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Signage. Repairs to parking lot. Regrade and landscape. Install protective gates. Replace concrete stoop at rear exit.	$15,300
2	**Building Exterior**	Replace rear exit door and frame. Repair widows. Repair masonry control joint. Repair metal cap flashings.	$14,000
3	**Building Interior**	Repair masonry wall. Mudjack floor. Repaint walls. Replace acoustic ceiling tiles. Replace carpet. Repair and replace millwork. Replace doors. Construct handicapped washroom.	$79,100
4	**Mechanical Systems**	Upgrading gymnasium heating and correction of natural gas piping deficiencies.	$48,500
5	**Electrical Systems**	Upgrades are required for exterior lighting and car plug-ins. Energy efficiency program should be implemented. UPS is needed for telephone system.	$198,700
6	**Portable Buildings**	N/A	
7	**Space Adequacy:**		
	7.1 Classrooms	Surplus + 85.64 sq.m	
	7.2 Science Rooms/Labs	Deficient - 121.20 sq.m	
	7.3 Ancillary Areas	Deficient - 123.80 sq.m	
	7.4 Gymnasium	Deficient - 586.30 sq.m	
	7.5 Library/Resource Areas	Deficient - 139.30 sq.m	
	7.6 Administration/Staff Areas	Deficient - 207.00 sq.m	
	7.7 CTS Areas	Deficient - 409.10 sq.m	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus + 1587.06 sq.m	
	Overall School Conditions & Estim. Costs	Surplus + 86.00 sq.m	$355,600

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	No expressed or reported concerns.	
1.1.2	Outdoor athletic areas.	4	Rough grass - No concerns.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Not an issue with this school.	
1.1.4	Site landscaping.	4	Grassed. Some mature trees also. Concern as to whose property they are on.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No concerns. Bike rack at rear on gravel base.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Some regrading, seeding and topsoil required in the south side outside classroom # 17 (# 104) and 'Ancillary Room' (Music Room).	$3,000
1.1.7	Evidence of sub-soil problems.	2	Generally no major concern. Settlement has occurred under floor slab in classroom # 17. This is a concern because classroom is not being used now.	Cost in 3.1.2
1.1.8	Safety and security concerns due to site conditions.	3	Concerns about attempts to burn school, fire was set against a rear door - Install metal grilled protective gates.	$3,500
Other				

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	One vehicle access point. One pedestrian access from 59 street. One pedestrian access from parking lot. No concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt - Repairs required.	Cost in 1.3.3
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	There are no 'drop-offs' on site - No concerns.	
1.2.4	Fire vehicle access.	4	Facing one street. Accessible two sides via street and parking lot. Accessible other two sides via playing field. No major concerns.	
1.2.5	Signage.	3	Building - Signed. Parking lot - Signed. Fire lane - Not Signed.	$300
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	24 Parking stalls for staff and visitors. No stalls for disabled person. No concerns with numbers.	
1.3.2	Layout and safety of parking lots.	4	Layout is fine. Concerns about student reprisals with damage to staff cars as visibility is limited from street and school.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Asphalt. Drains well with catch basin. Cracks and pot holes are evident. Major concern with catch basin cover. It is broken and is a likely area for an accident - Replace cover and repair asphalt.	$7,300
1.3.4	Layout and safety of sidewalks.	4	No concerns with layout.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete. Drains well, no concerns generally. However, concrete stoop at rear exit has settled badly - Mudjack and repair or replace.	$1,200
1.3.6	Curb cuts and ramps for barrier free access.	4	In place via parking lot.	
Other				
	Overall Site Conditions & Estimated Costs			$15,300

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	1968	Other than 3.1.2 - No concerns. Concrete slab on grade on the first floor. Pre-cast concrete ' T ' sections on second floor.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1968	Generally in good condition with concrete block to the interior and brick to the exterior.. Concern with interior walls separating from the exterior walls on the second floor. The gap between inside face of exterior wall and 12x12 glued on acoustic tiles is reported to be widening also.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968	Pre-cast concrete ' T ' sections. No observed structural problems.	
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	1968	Original 4 ply built-up roof tar and gravel. Minor leaks reported in the past. These have been repaired. Generally in fair condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1968	In place, access to roof via mechanical room. No concerns.	
2.2.3	Control of ice and snow falling from roof.	4	1968	No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1968	No skylights.	
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).	4	1968	No signs of deterioration. Graffiti was removed recently. No signs of spalling, effluorescene or water stains.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1968	Painted metal cap flashing - In good condition. No concerns except water seems to infiltrating into the music room. Parapet cap flashing is partially suspect. Evidence of mildew in the acoustic ceiling finish.	Cost in 2.3.3
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1968	There is a masonry control outside the music room which is open - Caulk.	$1,500
2.3.4	Interface of roof drainage and ground drainage systems.	4	1968	No concerns.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	FI	1968	Masonry concrete block painted - Generally in good condition. However refer to 2.1.2.	
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).	3	1968	Pressed steel doors and frames - In fair condition. They have been installed to create a vestibules. Vestibule doors are aluminum in aluminum frames at the two main entrance / exit. The rear exit door is a problem. It appears to have been pulled out of alignment. It is an aluminum double door and frame - Replace all.	$2,500
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1968	Generally in fair condition - No reported concerns.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1968	No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1968	Aluminum with opening ' hoppers '. Some windows have damaged seals and broken glass.	$3,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1968	The closing device on these windows are worn in some areas. Some windows require ' lifting ' into position to close properly. A lot of bug screens have been cut - Replace screens, repair latches.	$7,000
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1968	No concerns.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$14,000

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).	2	1968	Masonry concrete block - Painted. Gypsum boarded partitions - Painted. Demountable vinyl covered gypsum boarded partition. All in good condition generally. There is a concern with the gap between the masonry concrete walls and the exterior walls. It is reported to be getting worse. It occurs in the corners at the windows. Refer to 2.1.2. The interior masonry concrete wall in room # 17 has been smashed where the floor bends. It seems not to be related however - Repair wall.	$2,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	1968	Generally in good condition. Floor in classroom # 17 has dropped 2 m. out from the exterior wall by about 30 mm. It should be mudjacked up and the vinyl floor tiles and base repaired.	$9,000
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1968	Carpet in music room # 15 needs replacing. It is badly torn and worn. Vinyl tiles in classrooms - In fair condition. Terrazzo (synthetic) in corridors - This type of floor finish has may cracks, but it is still functioning well. Wood strip flooring in the industrial area and gym. - Both in fair condition.	$5,000
3.2.2	Wall materials and finishes.	3	1968	Masonry painted generally. Some walls are stained from radiation valves leaking - Repaint.	$10,000
3.2.3	Ceiling materials and finishes.	3	1968	Sprayed on acoustic fiber. Suspended acoustic tiles in the corridors generally. 12x12 glued on acoustic tiles in the classrooms and gym. These are falling away in most places and should be replaced with most of the suspended acoustic tiles which have been damaged.	$21,000

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.	3	1968	Solid core wood doors in pressed steel frames - Generally in fair condition. Wood doors to east and north stairs on second floor need replacing. Hardware is being repaired or replaced as the need arises - No concerns.	$4,000
3.2.5	Millwork	3	1968	Millwork is not modern but still functioning - Repairs are necessary. Millwork in Art Room need replacing. Plastic laminate on interior window sills is also in need of repairs.	$20,300
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1968	White boards and green boards along with vinyl cover tack boards - No concerns.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1968	No concerns.	
3.2.8	Washroom materials and finishes.	4	1968	Terrazzo (synthetic) floor - Minor cracks. Metal toilet partitions - In fair condition. Painted masonry walls - In fair condition. Gypsum boarded ceiling- painted - In fair condition.	
Other	Masonry cracks.	FI	1968	Washrooms on the first floor adjacent to the gym. have numerous cracks in the masonry block walls. One particular lintol over an entry way has a severe crack at the R.H. bearing end.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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	1968	Non combustible - non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1968	Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1968	Appear to be in place.	
3.3.4	Exiting distances and access to exits.	4	1968	Appear to be compliant.	
3.3.5	Barrier-free access.	2	1968	Access to the building is provided but there are no handicapped facilities - Construct facilities.	$7,800
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	1968	Investigation of the acoustical treatment of the ceiling in the music room # 15 appears to be warranted.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1968	No concerns or observed problems.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$79,100

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	1968	Grassed areas are surface drained to surrounding streets and properties. Parking lot rain runoff are collected by a catch basin.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	1968	No irrigation system is installed. Some exterior none-freeze hose bibs are broken.	$500
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	1968	None installed.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1968	Not sprinkled.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1968	Extinguishers have to be provided as per NFPA 10 code.	$2,000
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1968	Science labs are provided with portable extinguishers.	
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	1968	Municipal water supply, with good pressure and volume.	
4.3.2	Water treatment system(s).	N/A	1968	Treatment is not required.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1968	Domestic pumps and valves are in good condition.	
4.3.4	Piping and fittings.	4	1968	Piping systems are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1968	Plumbing fixtures are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1968	Two (2) State 100 Gal. 108,000 btuh input hot water tanks. Domestic hot water recirculation pump frequently seizes because it is located near the cold combustion air supply.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1968	Municipal storm and sanitary sewer systems are in fair condition.	
Other	Natural gas outlets in science lab.	1	1968	Natural gas outlets to Bunsen burner in science labs are controlled by one main shut off valve for every two labs. This may create hazardous situation if the main shut off valve is opened and an outlet Emergency gas solenoid shut-off valve activated by clearly marked panic button should be provided for each lab room.	3,000

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	1968	The existing system consists of two original hot water boilers 2,475,000 btuh input and 1,980,00 btuh output each. Capacity appears adequate for the installation.	
4.4.2	Heating controls (including use of current energy management technology.	4	1968	DCC controls and energy management. Pneumatic controls for the radiation and control valves.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1968	Combustion air chimneys appear to be in good condition. Recommend ducting heating air from unit heaters to combustion air outlet, to reduce potential cold combustion air freezing water pumps and piping.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1968	Water treatment is performed weekly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1968	Valves and alarms appear to be in good condition.	
4.4.6	Heating air filtration systems and filters.	4	1968	Filters section is provided.	
4.4.7	Heating humidification systems and components.				

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	1968	Perimeter radiators, reheat coils, and other heating distribution system components appear to be in fair condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1968	Piping insulation is in fair condition.	
4.4.10	Heat exchangers.	N/A		None installed.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1968	No reported problems with motorized dampers or reheat coils.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1968	Gymnasium heating is not adequate. Space is too cold during the cold days in the winter. Recommend installing perimeter radiant hot water heating.	$40,000
4.4.13	Zone/unit heaters and controls.	4	1968	Zone and unit heaters are in good condition.	
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	1968	Three (3) air handling units. Main unit supplies ventilation air to the classrooms and offices in two floors, complete with 36,600 CFM supply fan and 28,170 CFM return fan, fresh air band exhaust louvers, filter section and motorized dampers. Industrial Arts unit complete with 4,150 CFM supply fan.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1968	The system is capable of providing adequate fresh air at a rate of 15 CFM, as required by ASHRAE 62-1989 code.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1968	Air distribution appeared adequate providing about 3 to 4 air changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4	1968	Exhaust system has adequate capacity, and is in good condition.	
4.5.5	Separation of out flow from air intakes.	3	1968	One exhaust outlet is less that 2 meters away from the main fresh air louver north of the building. Relocation of the exhaust is required	$2,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1968	Local exhaust is available.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
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		Cooling is not installed.	
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					
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	5	1968	DDC controls and energy management system is in place.	
	Overall Mech Systems Condition & Estim. Costs				$48,500

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 primary to pad mount transformer. Underground secondary service to 600A, 3 phase - 4W, 347/600V main distribution panel located in Electrical room.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	All	Exterior lighting consists of incandescent and mercury vapor fixtures. Recommend to replace, and install additional fixtures to reduce vandalism.	$12,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2	All	23 energized parking stalls on the North side of the parking lot, with outlets mounted in retaining wall. 10 energized stalls on South side of the parking lot, with outlets surface mounted on the building. All of the outlets require weatherproof coverplates.	$1,200
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).	5	All	Simplex 4602 fire alarm annunciator, located in main entrance. System meets present code, and is tested yearly.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	Emergency lighting is provided from the emergency standby generator. Emergency lighting appears to be adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	Exits signs are located at exit doors. Meets code. Replace defective units.	
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.			N/A	
5.3.2	Panels and wireways capacity and condition.	4	All	The 347/600V - 3 phase, 4W power distribution panels are located throughout the school. Most panels have approximately 25% spaces. The 120/208V - 3 phase, 4W power distribution panels are located throughout the school. Most panels have less than 10% spaces. Panels are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	Kohler 10kW, 3 phase - 4W 120/240V, is located in the boiler room. The unit is tested approximately once a month, and should also be tested under load.	
5.3.4	General wiring devices and methods.	4	All	Insufficient number of receptacles in the classrooms. As computers are added to the classrooms, additional receptacles may be required, and power distribution will have to be upgraded.	
5.3.5	Motor controls.	4	All	Individual motor starters are located to suit mechanical equipment.	
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	All	Classrooms 360 - 600 lux. Corridors 95 lux. Gymnasium 140 lux. Industrial Arts 250 lux. Renovated Classrooms (107 and 108) 700 lux. Library 180 - 380 lux. Boiler Room 70 lux. Staff Room 230 lux. Most lighting is provided by surface, wrap-around, TI2 lamp fluorescent fixtures. In most areas, approximately 30% of the lamps have been removed for energy conservation. In general, the lenses are starting to yellow, and a variety of lamp colors have been used.	Cost in 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Ballasts are electromagnetic TI2 type, and are obsolete.	Cost in 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Replace with T8 lamps and electromagnetic ballasts.	$179,500
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).	3	All	Electra System, is located in the General Office storage room. Telephones are located throughout the school. System requires UPS.	$1,500
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogan PA System is located in the infirmary. Paging is distributed throughout the school.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	CAT 5 network cabling has been used for all computer outlets, in each classroom. The server is located in the General Office.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	ALL	Network cabling is installed using conduit, wireway, and run exposed in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).			N/A	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits have been installed in the new computer rooms.	
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).	3	All	Teletale 2001 security panel is located in the Boiler Room. 5 motion sensors. - Additional motion sensors are required.	$2,500
5.6.3	Master clock system (if applicable).	3	All	Edwards master clock is located in the main caretakers office. Some corridor clocks are broken, and require replacement.	$2,000
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				N/A	
	Overall Elect. Systems Condition & Estim Costs				$198,700

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).		N/A	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).		N/A	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).		N/A	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).		N/A	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).		N/A	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).		N/A	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)		N/A	
6.1.8	Heating system.		N/A	
6.1.9	Ventilation system.		N/A	
6.1.10	Electrical, communication and data network systems.		N/A	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		N/A	
6.1.12	Barrier-free access.		N/A	
	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	20	80.28	1605.64	19	80	1520	85.64	
7.2	Science Rooms/Labs	4	89.7	358.8	4	4@120	480	-121.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	1@144.6 1@158.6 1@103.0	406.2	5	2@130 3@ 90	530	-123.8	
7.4	Gymnasium (incl. gym storage)	1	1@278.7 1@ 32.0	310.7	1	1@815 1@ 82	897	-586.3	
7.5	Library/Resource Areas			210.7			350	-139.3	
7.6	Administration/Staff, Physical Education, Storage Areas			260			467	-207	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1		225.9	2	1@160 1@100	260	-34.1	
	7.7.3 Industrial Arts	1		280	2	1@280 1@375	655	-375	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3352.06			1765	1587.06	
	Overall Space Adequacy Assessment			7010			6924	86	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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