School Name: Valhalla School
Location: Valhalla Centre, Alberta

School Code: 1110
Facility Code: 1825

Region: North
Jurisdiction: Peace Wapiti Regional Division No. 33

Superintendent: Mr. Gerry Mazer
Contact Person: Mr. Alvin McEwan
Telephone: (780) 532-8133

Grades: K-6

School Capacity: 125

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	1957	1	512.8	Wood frame on crawlspace/stucco/vinyl siding, flat roof	Original steam boiler, piping and radiation. No ventilation except washroom exhaust.	Heating system requires replacement. Ventilation system required for entire school. Some space leased to Valhalla Community Library.
Additions/ Expansions	1963	1	538.3	Loadbearing masonry on crawlspace/stucco/vinyl siding, flat roof.	Air handling unit in basement serving gymnasium and stage by crawlspace ductwork is original. Area heated by steam coil in air handling unit.	New air handling unit required for gymnasium area. Ductwork may also need replacement. New heating source for air handling unit required.

Evaluator's Name: Vivian Manasc, MRAIC, MBA
& Company: Manasc Isaac Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)				Regular maintenance only. BQRP Roofing windows replaced. Flooring upgraded in selected areas.	Chemical treatment and pressure system for well water supply upgraded within past year. Minimal DDC monitoring of building temperatures in past few years added.	Upgrades are considered minor relative to work required.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A				N/A	

List of Reports/ Supplementary Information	Roof inspection Report - 1995. School facilities appraisal from maintenance department attached.

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Good condition, minor drainage problems.	$ 5,000.00
2	**Building Exterior**	Poor appearance - fascias and soffits and wood trim have peeling paint. Single wythe block walls at gymnasium show moisture damage.	$ 63,000.00
3	**Building Interior**	Good condition - well maintained considering age of the school. Some flooring and millwork needs repair.	$ 20,000.00
4	**Mechanical Systems**	New heating and ventilation systems required for entire school. Plumbing and fixtures are original and should be replaced. School is not sprinklered and controls should be upgraded with heating and ventilation. Building services appear ok. Sprinkler system may not be possible with current water supply (no cost carried).	$ 171,000.00
5	**Electrical Systems**	Existing electrical service and power distribution system is obsolete and in poor condition. Lighting recently upgraded. Integrated school communication system required.	$ 88,000.00
6	**Portable Buildings**	N/A	N/A
7	**Space Adequacy:**		
	7.1 Classrooms	One classroom leased to Community Library, four classrooms in use.	
	7.2 Science Rooms/Labs	Small science resource room in use.	
	7.3 Ancillary Areas	Large stage, no other ancillary areas.	
	7.4 Gymnasium	Adequate for community, larger than space standards.	
	7.5 Library/Resource Areas	Small library, adequate for school needs.	
	7.6 Administration/Staff Areas	Very small staff and administration areas.	
	7.7 CTS Areas	None	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Very little space relative to space standards.	
	Overall School Conditions & Estim. Costs		$ 347,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Good	
1.1.2	Outdoor athletic areas.	4	Playing fields. Paved play area.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Modest	
1.1.4	Site landscaping.	4	Fence	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Some drainage into crawlspace (minor). Minor regrading desirable.	$5,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No	
1.1.7	Evidence of sub-soil problems.	4	No	
1.1.8	Safety and security concerns due to site conditions.			
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	Adequate	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site - adequate.	
1.2.4	Fire vehicle access.	4	Adequate	
1.2.5	Signage.	4	Adequate	
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	Adequate	
1.3.2	Layout and safety of parking lots.	4	Adequate	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel	
1.3.4	Layout and safety of sidewalks.	4	Adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk.	
1.3.6	Curb cuts and ramps for barrier free access.		N/A	
Other				
	Overall Site Conditions & Estimated Costs	4		$ 5,000.00

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	Wood frame 2 x 10/diagonal wood sheathing. Wet crawlspace at times of spring run-off.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1957	Wood frame - good condition.	
		3	1963	Block walls - zonolite filled. Evidence of moisture/efflourescence on outside of masonry walls. Insulation and cladding would improve condition of wall. See 2.3.1.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No problems evident on main building.	
		2		Some potential decay at gymnasium roof, soffit and fascia damaged by moisture. Needs further investigation.	$5,000.00
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).		57	Redone - 1989 - currently in good condition based on 1995 report..	
			63	Redone - 1989 - currently in good condition based on 1995 report.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).			N/A	
2.2.3	Control of ice and snow falling from roof.			N/A - flat roof.	
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).	4	57	Stucco good condition. Vinyl siding good condition.	
		2	63	Exposed block in poor condition. Should be insulated and clad.	$25,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	57	Peeling paint on fascias, soffits and corners.	$ 5,000.00
		2	63	Very poor condition at soffit and fascia.	$15,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	57	Limited insulation in stud walls.	
		3	63	Efflourescence on block walls. See 2.3.1.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	57	Downspouts - surface drainage.	
		4	63	Downpouts - okay.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	57	Minor cracks noted.	
		3	63	Water stains at gymnasium ceiling and wall interface.	$5,000.00
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).	4		Good condition throughout. Original wood doors and frames.	

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Door hardware is in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Hardware is aging but well maintained.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		New aluminum windows with sealed units installed in 1989 (energy retrofit). Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	57	Condensation/moisture/rust under most windows at west wall - wind driven rain maybe causing penetration. Repair seal and drywall under windows.	$8,000.00
		2	63	Heat loss at block wall. See 2.3.1.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).				
Other					
	Overall Bldg Exterior Condition & Estim Costs	3			$ 63,000.00

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	57	Minor cracking - Principal's office. Clerestorey windows into corridors from classrooms.	$ 500.00
		4	63	Good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	57	Fine - dry, clean crawlspace.	
		4	63	Good condition overall.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	57	Linoleum in good condition except seams lifting in classrooms. Seal seams. Linoleum is largely original.	$ 7,500.00
			63	New hardwood floor in gymnasium - installed in 1999. Original VA Tile in vestibule should be replaced.	$ 1,500.00
3.2.2	Wall materials and finishes.	4	57	Painted gypsum/painted block in gymnasium.	
			63	Some wood panelling in gymnasium - in good condition.	
3.2.3	Ceiling materials and finishes.	4 F1	57	Original perforated ceiling tile glued to ceilings in classrooms. Asbestos may be present, but should not cause a problem.	
		2	63	Gymnasium ceiling has evidence of moisture penetration at south and north walls. See 2.3.5.	

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	Both	S.C. wood doors on closers (painted), original hardware.	
3.2.5	Millwork	4		Some old linoleum topped shelving in poor condition. Bookshelves on outside wall. Upper cabinets in some rooms. New millwork in staff room. 310 m2 @ $33.00	$ 10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Basketball hoops in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		New ceramic tile on floors and walls. Newer w/c partitions (10 years ago).	
3.2.8	Washroom materials and finishes.				
Other					

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	57	Combustible, non-sprinklered.	
		4	63	Combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		None. No fire separations evident in the School.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	57	Corridor doors have windows in classrooms. Windows in corridor walls.	
3.3.4	Exiting distances and access to exits.	4	Both	No apparent problems.	
3.3.5	Barrier-free access.	4		Steps and ramp at entry. Washroom are okay (missing grab bars). Add grab bars.	$ 500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).				
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other		4	63	Storage space under stage is unprotected.	
	Overall Bldg Interior Condition & Estim Costs	4			$ 20,000.00

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	All	A. Rain water leaders splash to grade. B. No site drainage.	-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	2	1957	A. Hose bibbs problematic and have been decommissioned.	See Item 4.3
4.1.3	Outside storage tanks.	-	1957	A. Abandoned buried septic tank at west side of school has been backfilled with dirt.	-
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	2	All	A. No hydrants or siamese. No municipal water supply.	-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).		All	A. No fire suppression systems.	-
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	A. Hand extinguishers in corridors, gymnasium and mechanical rooms. No cabinets. Extinguishers are dated and may need replacement.	$ 1,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	-	-	None	N/A
Other				Sprinkler system not viable with no municipal water supply.	

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).	5	1957	A. Private well system with well pump and pressure tanks. Upgraded within past year. B. Pressure and volume reasonable as noted by staff.	-
4.3.2	Water treatment system(s).	5	1957	A. RO unit, chlorination and UV light treatment to well water for potable water. Upgrade within past year.	-
4.3.3	Pumps and valves (including backflow prevention valves).	4	1957	A. Well pump approximately 4 years old. B. Backflow prevention installed on steam boiler water make-up.	-
4.3.4	Piping and fittings.	3	All	A. Copper domestic pipe is original and may contain lead at fittings and calcium build-up on pipe walls. No leaks evident. Should replace. B. Cast iron sanitary original. Some pipes replaced with PVC. No leaks evident.	See Below
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1957	A. No handicapped fixtures. B. Washroom and janitor fixtures are old (obsolete) but in good condition. Should replace with piping.	See Below
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1957	A. One 3 kW electric water heater with 33 USGAL storage. Capacity reasonable as noted by staff. B. No recirculation pump. C. Tank appears old and may soon need replacement.	See Below
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1957	A. Gravity drain to municipal sewer. No concerns raised. B. Basement mechanical room sump and pump for floor drain and boiler blow-down.	See Below
Other				Plumbing System Upgrade Estimate	$65,000.00

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).	1	1957	A. Original atmospheric steam boiler has been converted from coal to natural gas. Ample capacity (capacity unknown) but no back-up. B. Boiler has many signs of leaks at end plates and seals. Insulation may contain asbestos and is falling off boiler shell. Should replace with alternate heating system (i.e. heating water).	See Below
4.4.2	Heating controls (including use of current energy management technology.	2	All	A. Electric 2-position zone valves on radiation and gymnasium air handling unit coil and should be replaced with new heating system. B. No energy management controls evident. C. Two DDC corridor temperature sensors to monitor average corridor temperature by remote dial-in computer.	See Below
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	1957	A. Combustion air provided. B. Brick chimney with no liner, breeching and insulation in poor shape. May contain asbestos. Should replace with new boiler system.	See Below
4.4.4	Treatment of water used in heating systems.	3	1957	A. Non-treated well water for boiler make-up. B. Chemicals added to condensate tank.	See Below
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1957	A. 15 psi PRV and low water cut-off on boiler.	-
4.4.6	Heating air filtration systems and filters.	-		N/A	N/A
4.4.7	Heating humidification systems and components.	-		None	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).	2	All	A. Condensate and steam pipe is black steel. May be schedule 40? B. Leaks evident at pipe risers. C. Concern of condensate pipe deterioration due to acidic condensate to tank. D. Replace all with heating upgrade.	See Below
4.4.9	Heating piping, valve and/or duct insulation.	2	All	A. Majority of condensate and steam piping insulated and appears to contain asbestos. B. Replace all with heating upgrade.	See Below
4.4.10	Heat exchangers.	-		None	N/A
4.4.11	Heating mixing boxes, dampers and linkages.	-		None	N/A
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		A. Enough heat but complaints of varied comfort probably linked to poor temperature control.	See Below
4.4.13	Zone/unit heaters and controls.	3		A. One force flow at southwest entrance with thermostat on/off fan control.	See Below
Other				Heating System Upgrade Estimate	$50,000.00

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.	1 3	1957 1965	A. Entire 1957 area has no ventilation by air handling units. B. 1965 gymnasium air handling unit in basement mechanical room. Original. Steam coil has been repaired and fan motor rebuilt. Recommend replacement since service life far exceeded.	See Below
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1965	A. Maintenance identified unit provides 10% outdoor air for most conditions. Insufficient. B. Unit capable of 100% outdoor air for free cooling only with gymnasium relief by opening doors.	See Below
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.	1965	A. Capacity unknown. B. AC/H unknown. C. No nameplate data.	-
4.5.4	Exhaust systems capacity and condition.	3	1957	A. Dedicated fan per washroom (2). B. Capacity/condition unknown.	See Below
4.5.5	Separation of out flow from air intakes.	2	1957	A. No separation problems evident. B. Grade level outdoor air intake on gymnasium air handling unit may be a problem with snow build-up and entry. Should be changed to higher elevation.	See Below
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	-		None	N/A
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	1965	A. Occupancy DDC scheduling (panel in building) to control minimum outdoor air. B. Gymnasium air handling unit cycles on/off during unoccupied mode to maintain temperature setpoint.	-
4.5.8	Air filtration systems and filters.	4	1965	A. 1" flat filter in air handling unit.	-
4.5.9	Humidification system and components.	-		None	N/A
4.5.10	Heat exchangers.	3	1965	A. Steam heat coil in air handling unit previously repaired. Coil is original.	See Below
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1965	A. Gymnasium air handling unit actuators at mix and steam coil valve were upgraded approximately 3 years ago. B. Air handling unit dampers original. C. Gymnasium crawlspace ductwork condition unknown which supply air to low level wall grilles in gymnasium (F.I.).	See Below
Other				Ventilation System Upgrade Estimate	$55,000.00

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).	-	All	None	N/A
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	-	All	None	N/A
4.6.3	Cooling system controls (including use of current energy management technology).	-	All	None	N/A
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	-	All	None	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.	4	All	A. Honeywell DDC panel for gymnasium air handling unit control. B. Two corridor temperature sensors, boiler on/off monitor. C. Dial-in/out capabilities. D. Not building wide system. Very small scale monitoring and control. Approximately four years old. E. Consideration should be given to building/system wide control system with heating and ventilation upgrades, with an estimated cost of $32,000 (not carried in over-all cost estimate).	-
	Overall Mech Systems Condition & Estim. Costs	3			$ 171,000.00

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).	2		Overhead 200A 120/240 Volt service -- operating at 70%-80% capacity. Requires up-grading to 400A	$10,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Only 2 incandescent wall mounted luminaires at entrance -- 1 broken HID "yardlight" -- Poor condition.	$ 5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		8 wall mounted vehicle plug-ins supplied by 4-2P 15Acct breakers.	
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		Edwards - 4 zone fire alarm need magnetic door hold open devices on corridor and service room doors and strobes.	$ 5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Recessed Dual-Lite battery operated units - meet code requirements.D1	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signage provided at all exits -- meet code requirements.	
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		None	$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	2		Original 1950 service -- Westinghouse panelboard -- poor condition --obsolete -- requires replacement. Some open wiring in basement.	$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			None	
5.3.4	General wiring devices and methods.	2		Original wiring in 1950's wing, some wiring open run in mechanical room -- replace as part of modernization.	$25,000.00
5.3.5	Motor controls.	2		Individual starters -- original obsolete, open wiring, poor condition replace as part of mechanical up-grade.	$10,000.00
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		Lighting generally florescent, magnetic high efficiency ballasts with 4100 K T-8 lamps in surface mounted luminaires. Classroom and administration areas -- 700 lux Corridors/Service Areas -- 400 lux Office/Admin -- 800 lux	$ 5,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Up-graded ballasts -- 1996 retrofit.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		ESCO retrofit in 1996 -- T-8 lamps, high efficiency magnetic ballasts, motion sensors in washroom, LED exit signage.	
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		Meridian Norstar - 2 line system. Dedicated lines -- fax, distance learning, student union.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2		No public address, intercom, CCTV, satellite or cable TV -- manual system.	$10,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		6 networked stations 100 T hub and Cat 5 wiring recently installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Data cabling to each classroom -- Category.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		No designated closets -- wired adjacent to computer terminals.	$ 1,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Panelboards for dedicated circuits added in computer lab. Additional circuits required in classrooms.	$ 5,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	**Miscellaneous Systems**		**Bldg. Section**	**Description/Condition**	
5.6.1	Site and building surveillance system (if applicable).			None	
5.6.2	Intrusion alarms (if applicable).	4		Magnum Alart 1000 security system keypad, motion sensors, door interlocks.	
5.6.3	Master clock system (if applicable).	4		Battery operated clocks.	
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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs	3			$ 88,000.00

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).			
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.		N/A	
6.1.9	Ventilation system.		N/A	
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).		N/A	
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	2	68.8	310	3	80	240	70	"Extra" classroom serves as ancillary space.
		2	86.2						
7.2	Science Rooms/Labs	1	36.1	36.1	-	-	-	36.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	85.8	85.8	2	90	310	-206.1	Stage only. No other ancillary space.
					1	130			
7.4	Gymnasium (incl. gym storage)	1	336.7	354.8	1	250	275	79.8	Gymnasium size suits community needs.
		1	18.1		1	25			
7.5	Library/Resource Areas	1	67.6	67.6	1	80	80	-12.4	Community library in school building (not counted in areas).
7.6	Administration/Staff, Physical Education, Storage Areas	1	38.7	38.7	1	170	170	-131.3	
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)			158.6			495	-337.4	
	Overall Space Adequacy Assessment			1051.6			1570	-501.3	School is small but seems to meet needs.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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