

School Name: Vilna School  
 Location: Vilna  
 Region: North  
 Jurisdiction: Aspen View Regional Division No. 19  
 Grades: K-XII

School Code: 2724  
 Facility Code: 713  
 Superintendent: \_\_\_\_\_  
 Contact Person: Gary Padlewski  
 Telephone: (780) 675-2539  
 School Capacity: 625

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	1950	2	870.00	Split level plan, wood frame walls, stucco finish, structural wood frame floor (main floor), concrete slab on grade (lower floor), flat wood frame structure, B.U.R.	Hotwater perimeter radiation with constant volume ventilation. Hot water force flow units in halls and stairwells.	This equipment serves the student lounge area 152 as well.
Additions/ Expansions	1958	1	1942.00	Single storey wood frame walls, stucco finish, flat wood frame roof structure, B.U.R., concrete slab on grade floors.	"Palm Air" type gas fired unit for each class room. Four gas fired furnaces for heat and ventilation of corridors and vestibules.	
	1970	1	1588.00	Double wythe masonry walls, double T precast flat roof structure, B.U.R.	Hot water perimeter radiation with roof top gas fired air handlers for ventilation.	
	1982	1	56.00	Concrete block exterior walls built under existing breeze way canopy. Concrete slab on grade.	Hot water perimeter radiation and constant volume ventilation.	Gym Storage infill project.
	1982	1	237.00	Masonry wall enclosure to existing alcove. Flat O.W.S.J., B.U.R. slab on grade.		Student Lounge infill project.

Evaluator's Name: Richard Fairbank  
 & Company: Richard Fairbank Architect Ltd.

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1982			Major modernization to exterior envelope and interior finishes. No record for scope of work was made available.		
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)	N/A					

<b>List of Reports/ Supplementary Information</b>	No reports were made available. Comprehensive photo record of Facility Evaluation (March 8, 2000) is available at the office of Richard Fairbank Architect Ltd.
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Flag pole required, improved signage, improved parking outlets	12,000.00
2	Building Exterior	Recladding of failed exterior stucco, repair and refinish fascia, repair downspouts, refinish exterior doors, replace windows.	164,800.00
3	Building Interior	Replace floor finishes, replace/repair millwork, replace chalkboards with white boards, hold open devices at fire doors.	57,000.00
4	Mechanical Systems	The majority of the mechanical equipment is sound and well maintained. The 1970 addition equipment has past its expected service life and will continue to be a maintenance issue.	169,400.00
5	Electrical Systems	All electrical systems are acceptable, good or excellent rating.	0.00
6	Portable Buildings		N/A
7	Space Adequacy:		
	7.1 Classrooms		
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		403,200.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	5	Overall site size was planned for a much larger school population. Open area within community center is an asset.	
1.1.2	Outdoor athletic areas.	5	Multi baseball, soccer fields laid out on level, well drained, fertile grounds. Outdoor paved basketball practice courts are in excellent condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Community sponsored playground equipment recently installed in rear yard complete with specified sand bed retained by timber perimeter.	
1.1.4	Site landscaping.	4	Several mature evergreen trees are interspersed around school building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Single flag pole is substandard. A light weight pipe pole extend approx. 8' from lower roof set away from any entrance. Disjointed multiple entrances, camouflaged front door, and miscellaneous storage sheds distract from school yard aesthetic appeal. Prerequisite site accessories are in place.	2,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Surface drainage is reported to be acceptable. Recent heavy snow fall has drifted against building and wing alcoves, and made site drainage assessment difficult.	
1.1.7	Evidence of sub-soil problems.	4	Exposed basement floor slab is in good condition. Broken paving and concrete sidewalks reveal significant movement of grade adjacent building.	
1.1.8	Safety and security concerns due to site conditions.		None.	
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	Small rural community with ample land developed for school site results in minimal impact with respect to vehicular traffic and pedestrian access. Six buses are easily accommodated at one access point to large parking and service zone that functions satisfactorily.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Parking and on site roadways are gravel surfaced.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site bus drop off for the six (6) active bus routes are easily accommodated at street end of large staff parking zone.	
1.2.4	Fire vehicle access.	4	Emergency vehicles have 'street' access around entire perimeter of school building.	
1.2.5	Signage.	3	School identification signage of individual letters (too small) one located at the entrance not utilized by visitors. The entrance most accessible to administration office is identified by 18'x24' directional sign mounted to wall. All entrances have similar signs, indicative of the lack of 'front door' design exposure.	5,000.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	Electrified parking stalls are adequate in quantity. Outlets are mounted to school abandoned ancillary structure as well as obsolete wood rail. From an architectural point of view consolidation and upgrade of exterior electrical distribution is recommended. Electrical components are reported to be in good condition.	5,000.00
1.3.2	Layout and safety of parking lots.	4	Layout and safety of parking lot is acceptable with no reported concerns from school administration.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel parking lots drain away from school building. On site drainage profile leads to town street swale.	
1.3.4	Layout and safety of sidewalks.	4	Concrete sidewalk layout is adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks are snow covered. Condition is reported to be acceptable.	
1.3.6	Curb cuts and ramps for barrier free access.	5	Barrier free access is well accommodated into the school at two flush elevation front yard entrances.	
	Other			
	<b>Overall Site Conditions &amp; Estimated Costs</b>			12,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.1	Overall Structure				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1950 1958 1970 1982	Floor structure and beams at split level are performing well throughout the school. The remainder of floors are slab on grade that are performing satisfactorily despite reported swamp soil conditions.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1950 1958 1970 1982	The 1970 north wall exhibits one major crack zippering through brick veneer adjacent window opening. The damage has been evident for several years, the condition is recommended to be monitored. The upper 4 feet of 1970 masonry wall is detailed as on fascia, painted exposed concrete block, painted. The wall has shifted from thermal shock or foundation sufficiently to crack mortar joints (generalized condition). The 1958 stucco finish is laced with cracks. The poor stucco performance appears to result from inferior stucco and window units rather than inherent structural defect. Refer to 2.3.1 and 2.3.2.	Cost included in 2.3.1 and 2.3.2
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1950 1958 1970 1982	Roof structures at all phases are sound, level and performing as intended. The 1970 section features concrete precast assembly not commonly afforded for school constructed. 1950 and 1958 sections are flat roofs, wood frame joists. The 1958 gym has high (21 foot clear) glulam beams supporting wood frame joists.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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	1950 1958 1970 1982	Roofing is generally in good condition. There are no reports available, however service personnel indicate the 1970 large phase was re-roofed in 1995 with a two-ply torch down bituminous membrane. The remaining roofs are B.U.R. re-roofed in 1993. All roofs are less than 10 years old.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Accessories were made good at time of re-roofing.	
2.2.3	Control of ice and snow falling from roof.	4	All	The only sloped roof is over the gymnasium. Falling snow would drop to a lower roof with no hazard to persons at ground level.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1982	Three acrylic dome skylights occur in the 1982 low headroom Student Lounge. Six remaining skylights are located along the 1970 corridor. All 9 acrylic dome skylights remain weather tight and trouble free.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).	3	1950 1958 1970 1982	Original 1950 2-storey stucco wall is in marginal condition. 1958 stucco has failed with cracks and gaps around all window openings. Wall surface exhibits smaller cracks at joints of all 4x8 substrate material. 1970 Brick and concrete block has several broken units and cracked mortar joints. 1982 fluted concrete block masonry is good at Student Lounge, but shifting at expanded gym storage infill of previously covered exterior concourse.	74,800.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1950 1958 1970 1982	1950 and 1958 painted plywood fascia is in need of refinishing or encapsulation with superior weather product such as prefinished metal. 1970 addition features concrete block fascia band and stucco soffits. Solid concrete filled lintel beams show deteriorated paint finish at cold migration.	5,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1950 1958 1970 1982	Poor weather, air and moisture seal to building envelope against windows maybe responsible for broken stucco finish. Refer to 2.3.1	Cost included in 2.3.1
2.3.4	Interface of roof drainage and ground drainage systems.	3	1950 1958 1970 1982	1950 and 1958 Section , roof water drains into externally mounted down spouts. Heat cables appear to be causing unnecessary snow melt. 1970 roof drainage drops at warm inside face of exterior wall. Discharge PVC piping is broken and blocked with ice.	6,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1950 1958 1970 1982	Inside faces of exterior walls are free of problems associated with poor building envelope performance.	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1950 1958 1970 1982	Most painted hollow metal exterior doors with and without glazing, are in acceptable condition. Refinishing of peeling paint at several doors is recommended.	1,000.00

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	1950 1958 1970 1982 Exterior door hardware is in good condition. Hardware is subject to a strict maintenance program.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1950 1958 1970 1982 Exit hardware is in good functioning condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1950 1958 1970 1982 1956 and 1958 windows are aluminum frame slider style of poor quality. Installation at 1958 section has failed. Stucco finish is cracked around entire perimeter of all windows, allowing water infiltration to wall assembly. 1970 windows are poor quality double glazed non sealed slider unit, aluminum frames. Lower panel from sill to grade beam is an insulated sandwich panel. Window components are worn out.	78,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1950 1958 1970 1982 Window accessories have exceeded life expectancy. The district is undergoing a window replacement program. Vilna School is to receive the new higher quality, high security, high performance standard adopted at sister schools. Security shutters are mounted to inside of 1970 Computer Room slider window to guard against intrusion.	Cost included in 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1950 1958 1970 1982 Several windows were iced up at air leaks to slider opener and worn poor seal details.	Cost included in 2.4.4
Other				
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>				<b>164,800.00</b>

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1950 1958 1970 1982	Structural integrity of all interior walls remain intact	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1950 1958 1970 1982	Wood floor assembly at split level and concrete slabs on grade for the remainder of school are performing well.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1950 1958 1970 1982	Floor finishes in corridors and classrooms throughout the school are predominantly vinyl tiles. Tiles have been replaced in 1981 and 1988 and are generally in good condition. Water spills from Science Room sink pedestals have warped floor tiles that and now separating at joints.	5,100.00
3.2.2	Wall materials and finishes.	4	1950 1958 1970 1982	1950 and 1958 gypsum board walls are vinyl clad in corridors and painted in instructional areas. The 1970 section is mainly painted masonry. Wall finishes are recently painted and are in very good condition.	
3.2.3	Ceiling materials and finishes.	4	1950 1958 1970 1982	Ceilings throughout the school are suspended T-bar with lay in acoustic tiles, either 2x4 or 2x2. Ceilings are in good condition.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	5	1950 1958 1970 1982	Doors are solid painted wood, set in pressed steel frames. Doors and frames have been retrofitted to meet Alberta Building Code standards in 1981 . In 1999 doors were again modified, refinished including addition of wire glass port in 1999	

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	2	1950 1958 1970 1982	Millwork throughout the school has been well cared for and is generally in good condition. 1958 Science Room retains old style pedestals that restrict classroom flexibility. Science Room re-configuration is recommended. 1958 Art Room millwork is damaged from earlier pottery program. Millwork is recommended to be repaired/restored. 1970 millwork is integrated with obsolete Palm Air individual classroom furnace units. Millwork would be replaced or modified with hot water mechanical conversion.	42,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1950 1958 1970 1982	Older chalk boards have yet to undergo conversion to white board. It is estimated 80% of the school's chalk boards are in need of replacement.	4,900.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1950 1958 1970 1982	The gym was upgraded in 1991 for the winter games in Alberta and expanded to capture the gym. Gym proportions are poor to accommodate multiple sidecourt volleyball.	
3.2.8	Washroom materials and finishes.	4	1950 1958 1970 1982	Washrooms generally are clean and fresh with floor to ceiling ceramic tile, monolithic glazed epoxy floor finish. Millwork and toilet partitions are in good condition.	
Other					
<b>3.3</b>	<b>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</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1950 1958	Combustible, non sprinklered.	
			1970 1982	Non-combustible, non sprinklered.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	1950 1958 1970 1982 Fire separations are in place with exception of mechanical hold open devices at corridor fire separation doors. Closer tied to fire alarm system is recommended.	5,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1950 1958 1970 1982 Complies with Alberta Building Code.	
3.3.4	Exiting distances and access to exits.	4	1950 1958 1970 1982 Complies with Alberta Building Code. Relatively short public corridors all leading to exits.	
3.3.5	Barrier-free access.	4	1950 1958 1970 1982 The 1950 split level classroom wing lacks a handilift elevator required for barrier free access. Classrooms are a relatively small percentage of instructional area.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1950 1958 1970 1982 A hazardous material audit was not available. It is anticipated that all asbestos and PCB's have been removed during previous renovations. No suspicious hazardous products were observed or reported.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)			
Other				
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>57,000.00</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	The building appears to be well elevated. Land around is well drained away from the school.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	Hose bibs only. No dedicated irrigation system.	
4.1.3	Outside storage tanks.	N/A		No outdoor tanks observed.	
Other		N/A			
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4	All	The building is served by the Town of Vilna hydrants.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	Stand pipe system with 2 1/2" hose valves and 1 1/2" fire hose.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Hand held fire extinguishers located throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None observed.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All	Three water entries/meters were found; one in MEC 001, one in MEC 130, and one in MEC 111.	
4.3.2	Water treatment system(s).	N/A		No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	No domestic water booster pumps. Valves appear to be in good condition.	
4.3.4	Piping and fittings.	4	All	Pipe and fittings are mainly copper. No issues reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1950	Recent fixture replacement. :Lavs - very good condition, flush valve urinals and flush tank water closets - good.	15,000.00
			1958	Lavs good, taps are tarnished and dripping. Flush valve urinals - valves are tarnished and dripping. Flush tank water closets - stained and running water. Gang showers are in good shape.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Three gas fired burner storage tank combination units, Jet Glas Model 75U-35D, 75 US gallon storage capacity and 315,000 BTU/hr each, with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary sewer to the town system. Storm water is splash to grade.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1950 1982	Hot water boiler, Super Hot Model AAE-1200; 1,200,000 BTU/hr. Boiler is in good condition. No back up boiler	75,000.00
	1958		Two hot water boilers, Ray Pac Model E112; 1,012,230 BTU/hr each. Boilers are in good condition. Gym has gas fired roof top unit; heat capacity not available.		
	1970		Ten gas fired "Palm Air" units located in the class rooms, approx. 60,000 BTU/hr each, and an additional four gas fired furnaces for the administration and corridor, with 138,600 BTU/hr each. Furnaces are in good shape. "Palm Air" units have surpassed their expected life.		
4.4.2	Heating controls (including use of current energy management technology).	4	1950 1958 1982	Boilers make use of indoor/outdoor controllers. Good.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air ducts and chimneys are in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Water treatment is monitored monthly and is well maintained.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	All three boilers are fitted with low water cut offs, flow switches and pressure relief valves.	
4.4.6	Heating air filtration systems and filters.	4	All	Heating furnaces are fitted with filters. Good.	
4.4.7	Heating humidification systems and components.	N/A	All	Humidification equipment is not used. Units are decommissioned.	



Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.4 Heating Systems (cont'd)			Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All	Piping and ductwork appear to be in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Good condition.	
4.4.10	Heat exchangers.	3	1950 1958 1982	Boiler heat exchangers - good.	See 4.4.1
			1970	"Palm Air" units are past their useful life.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	Generally good.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	No major complaints reported.	
4.4.13	Zone/unit heaters and controls.	4	All	Good.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<b>Bldg. Section</b>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	3	1950 1982	Constant volume air handler with hot water coil. Capacity not available.	79,400.00
			1958 Gym	Roof top unit, gas fired constant volume type - capacity not available.	
			1958 Classr.	Two gas fired roof top units; constant volume - capacity not available.	
			1970	"Palm Air" units and furnaces provide both heating and ventilation. See 4.4.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	All units have outside air ducts and appear to be supplying sufficient outside air. Capacity is not available.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Air distribution appears good. No complaints reported.	
4.5.4	Exhaust systems capacity and condition.	4	All	Good.	
4.5.5	Separation of out flow from air intakes.	4	All	Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1970	Kiln exhaust hood, not in use - reported as working well.	
Other					

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1950	Ventilation system is controlled by a mixed air sensor and discharge air sensor. No energy management technology.	
4.5.8	Air filtration systems and filters.	4	All	Good.	
4.5.9	Humidification system and components.	N/A	1950	No humidification.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All	Generally good.	
Other		N/A			

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Section</b>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
	Other				
4.7	<b>Building Control Systems</b>		<b>Bldg. Section</b>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Ventilation systems are controlled by a seven day time clock. Heating is generally controlled by 24 volt thermostats for each space.	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					169,400.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Primary service overhead from north side of the property. Underground primary service from utility pole underground to a pad mounted transformer to the north of 1953 addition. Underground 3 phase secondary to main panel.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Minimal site lighting, one mercury vapor barnyard type light. Building Lighting HPS wall packs. No security concerns.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins, 5 duplex on wall of 1944 annex. 4 duplex on wall of 1950 original building, 4 duplex on parking rail. Capacity adequate - condition good.	
	Other				
5.2	<b>Life Safety Systems</b>		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1954	Fire alarm control panel Simplex 2001, 10 zones. Bells, no strobes, located south vestibule 1958 addition. Not up to date technology. Regularly tested by maintenance staff.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1950 1958		
			1970	Recessed incandescent powered from standby generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1950 1958	Metal stencil face, red letters with emergency power supply from emergency battery packs.	
			1970	As above except powered by standby generator.	
	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.	4	1958	Main distribution panel - 1200A, 3 phase, 4 wire, 120/208 volt. Main breaker 3P-600 ampere. Sub-distribution section has adequate space for future. Demand 276 amperes. No surge protection.	
	5.3.2 Panels and wireways capacity and condition.	4	All	Adequate number of panels, some are near capacity.	
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).	4	All	Generator Kohler 3KW - 120/240 Volt - Natural Gas Room 111, fuel supply, Zenith transfer switch - 3 ampere 120/240 volt located in Room 130. Generator power emergency/exit lighting.	
	5.3.4 General wiring devices and methods.	4	All	Wiring devices (duplex receptacles) adequate. Additional duplex receptacles were provided to accommodate various components of telemedia.	
	5.3.5 Motor controls.	4	All	Loose starters - good condition.	
	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).	4	1950	Classrooms - 1x4, 2 lamp wraparounds. Corridors 1x4, 2 lamp recessed/lens. Local line voltage switching.	
1958			Classrooms - 1x4, 2 lamp wraparounds. Corridors - 1x4, 2lamp wraparounds. Local line voltage switching.		
1970			Classrooms - 1x4, 2 lamp recessed/lens. Corridors - 1x4, 2 lamp recessed/lens. Gymnasium - 1x4, 2 lamp strips, wireguards. Lighting levels in keeping or exceed guideline values. Local line voltage switching.		
5.4.2	Replacement of ballasts (i.e., health and safety concerns).			None. See 5.4.3	
5.4.3	Implementation of energy efficiency measures and recommendations.			None. The facility is scheduled to have a complete lighting energy efficiency program implemented in the year 2000.	
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).	5	All	Telephone system Panasonic Digital D1232 telephone handsets in classrooms, ancillary areas. Capacity, reliability, condition - good.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	All	PA/Intercom - Multicom 2000 interfaced with the Panasonic telephone system. CCTV component of multimedia system. No cable T.V. or satellite.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	Network cabling run open in ceiling space. Pack poles/panduit to tables, down walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Telecom Closets - size adequate, capacity adequate, ventilation non existent, security.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Rack locations in Room 146 office, 110 and 119 have dedicated circuits. No surge suppression or UPS.	
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	All	Intrusion system DSC PCS 3000. Keypad located in administration area - interior detectors and door contacts.	
5.6.3	Master clock system (if applicable).		All	Master clock/programmer - Amano SG-200, 4 channel signals for senior, junior, elementary.	
	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				
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>					0.00

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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	14	Ave. 69.1	967.3	15	80.0	1200.0	-232.7	Deficient 19.4%
7.2	Science Rooms/Labs	2	124.3	248.6	3	120.0	360.0	-111.4	Deficient 30.9%
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7	Ave. 102.5	717.2	1 3	130.0 90.0	400.0	317.2	Surplus 79%
7.4	Gymnasium (incl. gym storage)	1	414.2 Stor. 82.7	579.7	1	595.0 Stor. 60.0	655.0	-75.3	Deficient 11.5%
7.5	Library/Resource Areas	1	166.5	166.5	1	270.0	270.0	-103.5	Deficient 38.3%
7.6	Administration/Staff, Physical Education, Storage Areas	N/A	N/A	541.6	N/A	N/A	596.0	-54.4	Deficient 9.1%
7.7	CTS Areas								
	7.7.1 Business Education	1	68.5	68.5	2	115.0	230.0	-161.5	Deficient 70.2%
	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)			1,403.6			1369.0	34.6	
	<b>Overall Space Adequacy Assessment</b>			4,693.0			5080.0	-387.0	Deficient 7.6%

Evaluation Component/ Sub-Component	Additional Notes and Comments

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