

School Name:	Wellington Junior High School			School Code:	7541	
Location:	Edmonton			Facility Code:	1329	
Region:	North			Superintendent:		
Jurisdiction:	Edmonton School District No. 7			Contact Person:	Bob Clark	
				Telephone:	(780) 429-8509	
Grades:	VII - IX			School Capacity:	660	
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		4450.00	Reinforced concrete columns and beam frame, single wythe masonry infill walls, structural reinforced concrete main and second floor assemblies (some precast floor). Double T precast concrete flat roof with torch down membrane assembly	15PSI steam system to steam unit ventilators in each class room. Ventilation is provided by exhaust fans while replacement air is heated via the classroom unit ventilators.	Excellent structural system set on failing foundation.
Additions/ Expansions	1961		1767.40	Similar to 1957		Similar to 1957.
					Evaluator's Name:	Richard Fairbank
					& Company:	Richard Fairbank Architect Ltd.

Upgrading/ Modernization (identify whether minor or major)	1990 1998			1990 - Science Rooms converted to Dependant Handicapped. 1998 The entire exterior concrete block finish and wood window frames were painted.		No records of modernization dates were made available. School is well overdue for a major modernization.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	McLean Young crawl space repair costing document (April 23, 1999) . EBA Engineering Consultants Ltd., concrete foundation condition assessment reports (April 28 and July 14 ,1999). EBA Engineering Consultants Ltd. - Air Sampling for Asbestos Fibers in crawl space (April 7, 1999).					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Sidewalk repair at foundation wall, avoiding ground water in crawl space is critical.	7,000.00
2	Building Exterior	Structural failure and asbestos contamination within crawl space, replace exterior doors and windows.	880,000.00
3	Building Interior	Replace flooring, interior painting, asbestos removal at ceilings, door replacement, millwork upgrade, chalkboard replacement, gymnasium upgrade and washroom restoration	401,500.00
4	Mechanical Systems	Heating and ventilation components are generally in poor to marginal condition. Reports of domestic water piping failures could indicate fatigue in these areas as well.	854,000.00
5	Electrical Systems	Some of the electrical has been upgraded. A new secondary service and distribution, exit and emergency lighting, motor starters and lighting replacement is recommended.	307,930.00
6	Portable Buildings	No portable structures at this side.	nil
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		2,450,430.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is large and underutilized. Disabled portion of enrolment unfortunately cannot participate in many activities.	
1.1.2	Outdoor athletic areas.	4	Extensive athletic fields for soccer, football and baseball can still be utilized by the community despite limited school athletic program. Fields are in good condition.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There is no playground equipment at this Jr. High School other than related to baseball, soccer and football. (See 1.1.2).	
1.1.4	Site landscaping.	4	On site landscaping is sparse - 3 mature spruce trees in front yard along with sporadic hedge shrubbery. One off site city boulevard contributes an impressive row of elm trees.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Fencing, guard rails, one flagpole and bike racks are in place and in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site elevations maintaining drainage away from building appears to be appropriate. Crevices around perimeter between sidewalks and foundation wall promotes surface water infiltration. Ground water in crawl space has been a critical environmental problem, deteriorating structure and contaminating soil which has concentration of asbestos. Refer to 2.1.1.	
1.1.7	Evidence of sub-soil problems.	1	Crawl space soils have destroyed concrete foundation, including walls, pile caps and crawl space concrete columns in contact with soil.	Refer to 2.1.1.
1.1.8	Safety and security concerns due to site conditions.	1	Crawl space occupancy requires full protective gear including disposable coveralls and respirator. Extremely hazardous to unaware school personnel and service construction contractors. Stigma of a sick building affects staff, parents and students, affecting enrolment potential.	Refer to 2.1.1.
	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	One on site vehicular entry point leads to main staff parking and disabled bus drop off zone. Pedestrians arrive via City of Edmonton sidewalk system connecting to on site walkways leading to entrances.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt pavement was snow covered and reported to be in acceptable condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	A city transit bus stop serves Wellington School. Disabled buses drop off students within large paved protected parking zone formed by horseshoe shaped building project.	
1.2.4	Fire vehicle access.	4	The building faces 3 streets. There is no demarcated fire lane at rear yard athletic fields.	
1.2.5	Signage.	5	School identification is by individual metal letters mounted to masonry wall adjacent main 127 Avenue entrance. A second sign and E.P.S.B. logo is predominantly painted in a 2-storey masonry wall facing southbound traffic. A third free standing advertising notice board sign is sited in front yard to take advantage of 127 Street arterial street.	
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).	5	The staff parking and visitor parking lots have plenty of vacant electrified stalls.	
1.3.2	Layout and safety of parking lots.	5	Staff parking stalls are located conveniently in protected alcove, isolated from athletic fields and screened from front yard landscape zone.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lots are snow covered asphalt paved, reported in acceptable condition.	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks connect to city system and continue around school perimeter.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks have broken free of concrete foundation wall at west façade. A 75mm gap and sidewalk back slope traps rainwater and concentrates moisture at building foundation.	7,000.00
1.3.6	Curb cuts and ramps for barrier free access.	5	The school has undergone a barrier free program to accommodate Dependant Handicapped occupancy.	
	Other			
	Overall Site Conditions & Estimated Costs			7,000.00

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).	1	1957 1961	The crawl space concrete columns have failed. Emergency replacement with steel columns has taken place at most vital locations. Major repairs are overdue and made more difficult by high concentration of discarded asbestos pipe insulation. Contamination infiltrated soil by means of excessive groundwater. Edmonton Public Schools made available independent reports by Protostatix Engineering Ltd. (June 1999) and EBA Engineering consultants Ltd. (March 1999).	600,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	1	1957 1961	Concrete foundation walls are also affected by chemical reaction to crawl space backfill and asbestos contamination. Portion of wall in contact with grade is crumbling. Construction joint in exterior wall between 1957 and 1961 wings has opened up. Copious layers of caulking reveal ongoing weather seal problem between the two single wythe concrete block exterior walls.	20,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	1	1957 1961	Precast concrete double tee structural roof assemblies remain intact. Foundations must be repaired immediately to retain integrity of building's structural components.	Cost included in 2.1.1
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	1957 1961	Re-roofing has been completed over the past 5 years incorporating 2-ply torch on bituminous membrane. No roofing reports are available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1957 1961	Roof accessories are anticipated to be in good condition, based on limited inspection of lower roof seen from second floor.	
2.2.3	Control of ice and snow falling from roof.	4	1957 1961	Flat roof drains directly to storm sewer from internal roof drains.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		There are no skylights.	
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	1957 1961	The original exterior wall is 100% single wythe concrete block, set between exposed structural reinforced concrete frame. Masonry walls are poorly insulated and have inherent concrete cold bridges that draw outside frigid temperatures to interior building assemblies. Approx. 25% of glazing modules have been replaced with painted plywood infill panels. Plywood elements are inappropriate, deteriorated and in need of replacement with weather resistant product.	Cost included in 2.4.4
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1957 1961	Fascias, soffits and parapets are in good condition, reconditioned with roofing and exterior paint B.Q.R.P.	
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	1957 1961	The building wall envelope has no visible evidence of air infiltration/exfiltration, although window components are poor. Masonry and structural concrete walls are poorly insulated with significant cold bridges.	
2.3.4	Interface of roof drainage and ground drainage systems.	5	1957 1961	Roof drainage is direct to storm sewer from within the climate controlled interior.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1957 1961	Inside face of concrete block wall is free of distress signs where exposed and inspected.	
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).	2	1957 1961	The majority of painted metal exterior doors have poor weather seals, are well worn and exceeded life expectancy.	24,000.00

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).	2	1957 1961	Door closers. Locks and weather seals are worn and obsolete. Many keyed doors would not open with master key.	Cost included in 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1957 1961	Exit door hardware is mismatched and overdue for replacement and currently demands high frequency of maintenance/repairs.	Cost included in 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1957 1961	Wood framed classroom windows are bright and airy. However, air leakage and building security make replacement a high priority. Plywood infill panels at 25% of original windows are weather beaten and a poor glazing substitute.	236,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	1	1957 1961	Window latches are easily tampered with. Students have claimed to break in and wait for emergency response, according to principal Debbie Cooper.	Cost included in 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1957 1961	At time of inspection outdoor temperature was moderate. Paint on wood components of window frames is cracked after only 2 years. There is a second storey fire exit through hopper window for fire truck hook and ladder access.	Cost included in 2.4.4
Other					
Overall Bldg Exterior Condition & Estim Costs					880,000.00

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).	5	1957 1961	Concrete block infill walls and reinforced columns and beams structural concrete frame appear to be crack free. First class structure remains square, plumb and solid except for concrete in contact with ground. Refer to 2.1.1	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5	1957 1961	Floor structure is precast concrete, a superior quality assembly not normally afforded with current school budgets.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	1	1957 1961	Carpet to main entrance and library area is torn and worn and a hazardous condition. Vinyl tile to 75% of public corridor is original. Pattern is worn thin, the sheet vinyl excellent precedent at 2 refinshed corridors is good standard for remainder. Instructional areas are predominantly 9x9 vinyl tiles in need of replacement. Asbestos content is a high probability.	95,400.00
3.2.2	Wall materials and finishes.	2	1957 1961	Wall finishes are predominantly concrete block. Public corridors are painted an epoxy finish in excellent condition. Most other areas are overdue for fresh paint finish. The gymnasium is particularly soiled and dreary.	31,000.00
3.2.3	Ceiling materials and finishes.	2	1957 1961	Ceilings throughout the school are suspended T-bar with lay-in acoustic tiles, gypsum board painted textured plaster and 9'x9' original fixed acoustic tiles. Plaster 9'x9' tiles require asbestos study and removal. Remaining ceilings are generally in good condition.	20,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	1957 1961	Interior doors are non fire rated solid core wood, set in wood frame. Doors, frames and hardware are in poor condition, lack the required 3/4 hour fire rating, and are in need of replacement. Several doors located in connecting corridors are locked when sections are deemed unoccupied. This inadvertently causes a dead end corridor code violation. The master key failed to open numerous doors where keying system is inoperative. Wood door frames are particularly battered at door latches, some are crudely modified.	22,800.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1957 1961	Classroom millwork is original and integrated into obsolete hot steam radiation heating system. Millwork upgrade is recommended to be prolonged to correlate with mechanical upgrade. Dependant Handicapped occupancy has replaced Science Room millwork in three (3) rooms. Dependant Handicapped occupancy newest millwork is limited in quantity, and retains original perimeter details to be replaced with mechanical upgrade.	85,800.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1957 1961	80% of caulk boards are original and yet to be replaced by the preferred.	13,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	1957 1961	Gymnasium equipment is poor. The large gymnasium shell is superior with, high volume, waffle precast ceilings and masonry walls. With modernization and new specialty equipment the under utilized space could be a first class school and community facility. The small gym is very poorly finished, equipped and utilized.	25,000.00
3.2.8	Washroom materials and finishes.	2	1957 1961	1/3 of the school's twelve washrooms are not in use due to their poor condition and low school utilization factor. Portions of original wall tile are buckled or missing, toilet partitions have well exceeded life expectancy, ceramic tile floor finish has exceeded life expectancy. Paint finish to upper walls and ceilings is covered by a film of soot leading from mechanical grilles, particular in seldom used washrooms. 50% of vanities and sinks are recently replaced.	95,000.00
Other					
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1957 1961	Non combustible, non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	1957 1961	Corridor fire doors are mismatched. Some have magnetic hold open devices, most have mechanical hold open devices locked in open position. Portions of upper level not fully utilized are frequently locked off, compromising access to exits and creating dead end corridors.	8,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	1957 1961	Classroom doors require a 3/4 hour fire rating. Wood door frames are worn out, replacement doors and frames will require fire rating.	Cost included in 3.2.4
3.3.4	Exiting distances and access to exits.	2	1957 1961	Distance are compromised by locked unoccupied wings. Exit stair wells are not necessarily smoke free enclosures.	5,000.00
3.3.5	Barrier-free access.	4	1957 1961	The Dependant Handicapped occupancy has necessitated an elevator that is in good operational condition. Specialty washroom and shower facility are incorporated into Science Room conversion.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1957 1961	Hazardous materials has been identified, particularly in the crawl space. Asbestos content is likely to remain in textured plaster ceilings and vinyl asbestos floor tiles. An audit of general finishes is not available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)				
Other					
Overall Bldg Interior Condition & Estim Costs					401,500.00

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	The site is well drained. No issues noted by operators. The site is drained to storm catch basins that drain to City of Edmonton system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	All	No dedicated irrigation systems. Hose bibs do not have vacuum breakers.	8,000.00
4.1.3	Outside storage tanks.	n/a		No outside storage tanks observed.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	All	Building is covered by fire hydrants located in the street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	No sprinklers. Stand pipe and hose system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Hand held fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	I.A. Area	Flammable storage cabinet is being utilized. Seems adequate.	
Other		n/a			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	Main Boiler Room	City of Edmonton water supply. No issues noted. 6" water service to 2" water meter. 4" supply to stand pipe and hose.	
4.3.2	Water treatment system(s).	N/A		No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	Some water distribution valves are showing signs of fatigue. Back flow preventor is in very good shape. No domestic water booster pumps.	10,000.00
4.3.4	Piping and fittings.	3	All	Original pipe is nearing the end of its useful life. Leaks due to corroded pipe work were reported.	25,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Generally, the plumbing fixtures are stained, chipped and tarnished. A number of lavs have been replaced and are in excellent shape.	50,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	All	General system consists of a steam to water heat exchanger and storage tank with approximately 300 US gallon storage capacity. The tank is corroded and the heat exchanger is at the end of its useful life.	10,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary and storm drain to City of Edmonton system. No complaints reported.	
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Low pressure steam boilers manufactured by the Reliance Welding Works Company in 1957. The boilers seem to have been well maintained and are operating well. The heating surface is 93.92 m2. Steam components are becoming a maintenance issue. The boilers are near the end of their useful life.	180,000.00
4.4.2	Heating controls (including use of current energy management technology).	FI	All	At the time of our visit the controls were on "Manual". The computer was reported as being "down" for some time.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air seemed adequate. The chimney appeared to be in good condition. No issues were reported.	
4.4.4	Treatment of water used in heating systems.	4	All	Water treatment is checked monthly. Good.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Boilers are fitted with a steam pressure high limit controller and pressure relief valve. Systems were inspected by the Alberta Boilers Branch on June 8, 1999. The next inspection is required in 2001.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	All	Pipe is rusty and showing signs of fatigue. Unit ventilators are becoming a maintenance issue. Many of the units have been abused and are showing signs of distress.	186,000.00
4.4.9	Heating piping, valve and/or duct insulation.	3	All	Pipe insulation probably contains asbestos. Insulation that was observed is in poor condition.	15,000.00
4.4.10	Heat exchangers.	4	All	Boiler heat exchangers have been inspected by Alberta Boilers Branch (See 4.4.5)	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Comments on comfort were made in both extremes; some users felt cold and drafty while others were very hot. During our visit some rooms were found to be hot. Generally, the areas were found to be comfortable. The second floor half of the 1961 addition does not have radiators and was reported as getting very cold during winter months.	See 4.4.8
4.4.13	Zone/unit heaters and controls.	3	All	Vestibule force flows were typically badly bent/dented and had clogged heating fins.	15,000.00
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3	Main Gym Small Gym	Constant volume type unit with steam coil. Capacity not available at time of visit. In the remaining areas each wing contains an exhaust fan to remove air from the building and the unit ventilators in each classroom provide replacement air.	310,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	The air handling units all have outside air ducts. Outside air flow rates were not available.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	All	See 4.5.1. Air flow rates are not available.	See 4.5.1
4.5.4	Exhaust systems capacity and condition.	3	All	Generally, the exhaust units are in fair shape considering their age. During our visit, the main exhaust systems in the occupied areas were operating.	See 4.5.1
4.5.5	Separation of out flow from air intakes.	4	All	Good condition.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	HomeEc I.A.	Home Ec - There is no dedicated exhaust for this area. I.A. - Recirculating type duct collection system. Good.	10,000.00
	Other				
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	FI	All	The major exhaust fans appear to have been fitted with variable frequency drives. Controls for these are not operating (See 4.4.2). Units are in "manual" position.	
4.5.8	Air filtration systems and filters.	4	All	General filters were reported as well maintained.	
4.5.9	Humidification system and components.	N/A		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).	2	All	Generally, the air handlers are at the end of their useful life. Damper operators and linkages are worn and have become loose.	15,000.00
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			
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.	3	All	Pneumatic control system. Varying complaints on heating could indicate thermostats need recalibration.	20,000.00
Overall Mech Systems Condition & Estim. Costs					854,000.00

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).	3		Underground from utility pole line to 127 Street to utility transformer vault adjacent to the main mechanical room. It is expected the utility will require this vault be removed as it is outdated.	30,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Site lighting. HID power flood on building. Building lighting is incandescent. No safety concerns.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins, duplex receptacles attached to parking rail, 12 duplexes - 24 cars. Controlled by energy management system.	
	Other				
5.2 Life Safety Systems					
			Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Edwards 6632 - 17 zones - bells no strobes, annunciator at main entrance. Up to date technology.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Old battery packs - remote heads, some later model battery packs with integral heads. Illumination inadequate for means of egress	7,500.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Mixture of glass, metal stencil and fibreglass. No emergency source. Means of egress not properly identified.	5,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3	1957	Main panel 800 ampere, 3 phase, 4 wire - 120/208 Volt. Main air circuit breaker 3P-600A. Sub distribution few spaces. No surge protection, equipment near end of life. Demand 200 amperes.	15,000.00
5.3.2	Panels and wireways capacity and condition.	5	All	Panels located throughout facility - 66 circuit recently placed by ESD #7	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	All	Additional wiring devices added when computer cabling took place.	
5.3.5	Motor controls.	3	All	Lose starters - near end of life expectancy.	1,750.00
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).	2		Classrooms - 1x4 wraps, 2 lamp, surface - 500/600 lux. Classrooms - direct/indirect, 2 lamp, pendant - 400/500 lux. Corridors - 1x4 wraps, 2 lamp, surface - 150/200 lux. Gymnasium Small - 1x4 gym lights, surface - 200/250 lux. Industrial Arts - 1x4 industrials, 2 lamp, natural light - 250 est. Gymnasium Large - 1x4 strips/wireguard, 2 lamp - 250/300 lux. Staff - 1x4 wraps, 2 lamp, surface - 350/400 lux	Included in 5.4.3.
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	Replacement of ballasts as they expire. PCB's present in greater percentage of light fixtures.	Included in 5.4.3.
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	34 watt lamps. Recommend complete replacement of existing lighting fixtures with electronic ballasts T8 lamps.	248,680.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	All	Delphi telephone system - Interfaced with Multicom 2000 - basically new system, handsets in classrooms.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	PA/Intercom - Multicom 2000 interfaced with telephone system. Cable T.V. to various areas.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Run open in ceiling space/crawlspace and in raceways.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Three tracks, wall mounted, storage 4, storage 19 and Library 39. No extra ventilation.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuits - no UPS	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).			N.A	
5.6.2	Intrusion alarms (if applicable).	4	All	Napco Magnus Alert 2000 - key pad caretakers office, motion detectors. Monitored by ESD #7.	
5.6.3	Master clock system (if applicable).			N/A	
Other				Custodial Staff - Personal security duress alarm - Rokonet RW751 monitored by ESD #7.	
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					307,930.00

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 ON 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.			
Overall Portable Bldgs Condition & Estim Costs				

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13 1	76.8 73.2	73.2 998.8	16	80.0	1280.0	-208.0	13 classrooms remain available for Junior High School program. 1 classroom converted to Dependant Handicapped Botanical Room. 4 classrooms are closed for operation due to budget consideration.
7.2	Science Rooms/Labs	3 1	77.2 97.2	231.6 97.2	3	120.0	360.0	-31.2	3 Science Rooms converted to Dependant Handicapped Suite. 1 Science Room only remains in service for Junior High School program.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5	91.2	455.6	2 3	130.0 90.0	530.0	-74.4	Deficient 14%
7.4	Gymnasium (incl. gym storage)	2	481.2 Stor. 53.4	534.6	1	815.0 Stor. 82.0	897.0	-362.4	Deficient 40.4%
7.5	Library/Resource Areas	1	273.2	273.2	1	290.0	290.0	-16.8	Deficient 5.8%
7.6	Administration/Staff, Physical Education, Storage Areas	N/A	N/A	519.7	N/A	N/A	753.0	-233.3	Deficient 31%
7.7	CTS Areas								
	7.7.1 Business Education			0.0	1		230.0	-230.0	Deficient 100%
	7.7.2 Home Economics	1	210.4	210.4	1		260.0	210.4	Surplus. Equivalent new facility area from Jr. High Core chart.
	7.7.3 Industrial Arts	1	201.6	201.6	1		375.0	201.6	Surplus. Equivalent new facility area from Jr. High Core chart.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2791.0			1561.0	1230.0	
	Overall Space Adequacy Assessment			6386.9			6536.0	-149.1	Deficient 2%

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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