

School Facility Evaluation Project
Part II - Physical Condition

	School Name:	Blessed Kateri School			School Code:	8238	
	Location:	Edmonton			Facility Code:		
	Region:	Central			Superintendent:	Mr. Dale Ripley	
	Jurisdiction:	Edmonton Roman Catholic regional Division No.40			Contact Person:	Mr. Garnet McKee	
					Telephone:	780-453-4521	
	Grades:	K-9			School Capacity:	725	
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		1990	1	3625	Steel columns, concrete block, steel ducts.	Hot water boilers, air ventilation units.	Building is 10 years old and in very good condition.
Additions/ Expansions		N/A					
Upgrading/ Modernization (identify whether minor or major)							
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)		15	1	1534			Portables are connected in 2 pods of 10 and 5.
List of Reports/ Supplementary Information					BQRP Upgrading for Years 1992-2000 Inventory of Core School Buildings Summary of Minor Modernization	Handicapped Directory: November 1998 Consultants for School Facilities: February	

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site is in excellent condition, consider installing a ride access lane to portables.	\$ 35,000.00
2	Building Exterior	Building envelope is first class.	\$ -
3	Building Interior	Interior is generally in good shape, upgrading/replacement required for carpeting, painting, and handicapped entrance vestibule, and door operator.	\$ 125,000.00
4	Mechanical Systems	Upgrade sprinkler system, add additional air conditioning.	\$ 40,000.00
5	Electrical Systems	Upgrade exit signs, building interior.	\$ 68,500.00
6	Portable Buildings	Replace carpet and provide roof upgrading.	\$ 80,000.00
7	Space Adequacy:		
	7.1 Classrooms	Classroom count per standard, 15 portables have been added.	
	7.2 Science Rooms/Labs	2 provided, 1 additional is required.	
	7.3 Ancillary Areas	4 ancillary spaces provided, within standard by 31 m².	
	7.4 Gymnasium	Gym with storage, change rooms, and mezzanine.	
	7.5 Library/Resource Areas	Excellent library within standard.	
	7.6 Administration/Staff Areas	Very nice facilities, under standard by 73 m².	
	7.7 CTS Areas	No CTS spaces are provided.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Calculation shows deficit of 411 m², however operational building works well.	
	Overall School Conditions & Estim. Costs	Building is in very good condition. Requires interior upgrading and fire access to portables.	\$ 348,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate for expansion of portable, field amenities are shared with City Park next door.	
1.1.2	Outdoor athletic areas.	4	There is a soccer pitch for smaller children,. School is located next to City of Edmonton Park which has 2 soccer pitches, 2 baseball diamonds, and a park.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	2 asphalted areas.	
1.1.4	Site landscaping.	4	Grassy areas around building with nice mix of deciduous and coniferous trees.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	4 bicycle rack, 6 basketball nets.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive slope away from building, storm water catch basin is in parking lot.,	
1.1.7	Evidence of sub-soil problems.	4	No evidence of subsurface problems.	
1.1.8	Safety and security concerns due to site conditions.	4	Building is visible all around.	
Other		N/A		

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Paved drop off loop at front entrance with handicapped parking. Separate parking entrance for teachers.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt with concrete curbs: all in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lay by: located on 41st Avenue, visible from staff lounge.	
1.2.4	Fire vehicle access.	3	School is bounded on 2 streets and access to staff parking. However, access to portables is poor,: to provide laneway with turn around.	#####
1.2.5	Signage.	4	School name located on building.	
Other		N/A		

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	There are 40 parking stalls for staff, handicapped stall at main entrance, and visitor parking is on the street.	
1.3.2	Layout and safety of parking lots.	4	Staff parking has 2 dead end accesses.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Parking lots are asphalted, catch basins storm drainage. All surfaces are in good shape.	
1.3.4	Layout and safety of sidewalks.	4	There are concrete sidewalks around the building, sidewalks provide linkage to street sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, surfaces are in good condition with no signs of spalling.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Main entrance area.	
Other		N/A		
	Overall Site Conditions & Estimated Costs		Site is in excellent condition consider providing fire access for portables.	#####

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	125	One storey building: piles, grade beam, concrete floor slab on vapour barrier sand and compacted crush. No signs of movement.	
	2.1.2 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Brick veneer, prefinished standing seam metal st front entrance area.	
	2.1.3 Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof structure a combination of steel channel, steel joists on metal deck. No problems noted.	
	Other	N/A			

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 states of repair.</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		Roof is B.U.R. roof.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Flashings are prefinished to public view and galvanized on roofside, all are in excellent condition.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof and sloped roofs. Sloped roofs fall onto the flat roofs. All entrances are covered with canopies or overhangs.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other		N/A			

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		Standard brick veneer wall, no cracking noted, lots of control joints.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Fascias/parapets : prefinished metal soffits under overhang, prefinished deep profile siding.	
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		Building constructed to current building practices. No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		All drainage to roofs is internal roof drains.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted	
Other		N/A			

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Insulated metal doors, surfaces are in good condition. No degradation noted.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4		All are heavy commercial, no wear noted.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		All are heavy commercial, no wear noted.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Windows are in pre-finished aluminum frames, double glazed with integral blinds. Excellent condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4		All in excellent condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4			
Other		N/A			
	Overall Bldg Exterior Condition & Estim Costs			First class building envelope.	\$ -

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		Materials are in excellent condition.	
	3.1.2 Floors (i.e., signs of cracks, heaving, settlement).	4		Slab on grade, no problems noted.	
	Other	N/A			
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
	3.2.1 Floor materials and finishes.	3		VCT, Sheet lino in corridors and classrooms. Carpet in library, computer labs, and offices. Gym floor finish is beginning peel. Carpet beginning to wear in general office and staff room.	\$ 60,000.00
	3.2.2 Wall materials and finishes.	3		Generally score face concrete block in corridors and classrooms. Drywall walls in atrium space. Budget for repainting of selective walls, doors, frames, and stairs.	\$ 30,000.00
	3.2.3 Ceiling materials and finishes.	4		T-bar ceiling throughout classrooms and atrium spaces. Drywall accent ceiling from atrium to gym, library, and in general office.	

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		Doors are solid core wood doors or pressed steel, either solid or with lights. Handsets, closures, and panics are all in good condition.	
3.2.5	Millwork	4		Millwork is adequate for use intended in classrooms, library, science rooms, and computer labs.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Adequate tack boards and whiteboards. Silk screen signage is provided randomly throughout school.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Basketball nets, climbing gym, electronic score clock, retractable A.V. screen, badminton nets, net partition, and weight training facility on mezzanine.	
3.2.8	Washroom materials and finishes.	4		Combination of painted block and ceramic tile. Floors are VCT or composite rubber tile, change rooms and showers have ceramic tile on walls and floors, with drywall ceilings.	
Other		3		No handicapped assists on the front doors, vestibules is too small for wheelchairs.	\$ 15,000.00

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		Bldg. Section	Description/Condition	
		4		Non combustible, partially sprinklered in atrium, library, and adjacent corridor.	
		4		Building has fire doors on closures.	
		4		Block	
		4		No dead end corridors, 2 means of egress.	
		4		Main school is on grade, no ramps to the portables.	
		4		Building is current in terms of use of non hazardous materials.	
		3		Acoustical baffling is required in the main atrium space.	\$ 20,000.00
		N/A			
	Overall Bldg Interior Condition & Estim Costs			Interior requires carpeting and painting. Handicapped front vestibule and acoustical upgrading in atrium.	\$ 125,000.00

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	Catch basins to parking lot. Surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	A few hose bibs at building exterior. No irrigation. No problems noted.	
4.1.3	Outside storage tanks.	N/A		None	
Other		N/A			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	All	Siamese connection on north side of building for service to building sprinkler system. No problems noted.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	ABC type multi-purpose fire extinguishers, and water type fire extinguishers, last checked 8/99.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None.	
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	All	Municipal service with 152 main water service to sprinkler system and 38 mm water meter for service to building. No problems noted.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	Check valve provided to sprinkler system. Provide double check valve assembly to comply with present code requirements.	\$10,000.00
4.3.4	Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Flush valve to water closets, no urinals, and Bradley type lavatories, all in very good shape with no problems noted.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	State 100 gallon HWH with Grundfoss recirculating pump, all in very good shape with no problems noted.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Municipal service connections to building with no problems noted.	
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).	4	All	Two Teledyne Laars boilers, each 1430 MBH input, with Grundfoss recirculating pumps. System appears in great shape with no problems noted.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Boilers are controlled by building energy management system with no problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air appears adequate. Chimney constructed of galvanized sheet metal and appears in good shape. No problems noted.	
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-ff and pressure relief to boiler. Boiler alarm provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	4	All	Dristeam humidifier. No problems noted.	

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	Schedule 40 steel piping with welded joints. All appears in good shape with no problems noted.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All	Fiberglass pipe insulation to all water and heating piping. Insulation appears in good shape with no problems noted.	
4.4.10	Heat exchangers.	4	All	Tube style boilers. Heat exchangers appear in good shape with no problems noted.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		None to heating system.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Even heating throughout building with no problems noted.	
4.4.13	Zone/unit heaters and controls.	4	All	Perimeter radiation throughout building along with force flow units in entrances. System appears to be in good operating order with no problems noted.	
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.	4	All	Engineered air ventilation units with heating coils. Units appear in very good shape with no problems noted.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Design requirements unknown. Likely designed at 15 CFM per student. Installation appears satisfactory with no problems noted.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Design requirements unknown. Air flow appears good with no problems noted.	
4.5.4	Exhaust systems capacity and condition.	4	All	Exhaust system capacity unknown. Exhaust system appears to service washrooms and storage areas with no problems noted.	
4.5.5	Separation of out flow from air intakes.	4	All	Appears to be good separation with no problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	All	Computer room is very hot due to heat generated by computers and staff. Recommend that a dedicated air conditioning unit be provided to provide cooling to space.	\$30,000.00
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd) <i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>		Bldg. Section	Description/Condition	
		4	All	Applies to Portable Classrooms. Furnaces controlled by thermostat. No problems noted.	
		4		Applies to Portable Classrooms. Air filters provided in furnaces with no problems noted.	
		N/A		No humidification provided and none requested.	
		N/A			
		4		Applies to portable Classrooms. The ventilation in the classrooms appear to be good. Distribution ductwork and components appear in good shape with no problems noted.	
		N/A			

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		N/A			
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	Andover control system using pneumatic operators. System appears to be in good operating order with no problems noted.	
	Overall Mech Systems Condition & Estim. Costs			Building is in excellent condition, upgrade sprinkler check valve and add air conditioning.	\$40,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	Underground service from pad mounted utility transformer. Service size appears to be 600A fused, 600/347V/3PH/4W. 120/208 volt power provided through a secondary transformer. Installation and equipment appears to be in very good shape with no problems noted.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	High pressure sodium lighting provided to most of building exterior. No lighting exits at the exits from the portable classrooms. Recommend that lighting be provided by the exits at the portables.	\$3,500.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 46 electrified stalls with no problems noted.	
Other		N/A			
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	All	Simplex 4002 fire alarm panel, last tested August 24/99. Upgrade fire alarm bells to include for visual strobe lights to comply with present code requirements.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	DC style battery pack units with remote heads. System appears to be in good operating order with no problems noted.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit signs are generally in poor shape. Recommend replacement with LED type exit signs.	\$10,000.00
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	N/A		None.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panelboards appear in good shape and have spare spaces to accommodate future wiring. No problems noted.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None.	
5.3.4	General wiring devices and methods.	4	All	Wiring devices generally in good shape and provided with stainless steel coverplates. No problems noted.	
5.3.5	Motor controls.	4	All	Westinghouse motor starters. All appear in good shape with no problems noted.	
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Mostly fluorescent fixtures used in classrooms with some areas using indirect lighting. Most fixtures appear to use T12 lamps. Lighting levels all appear adequate for occupancies served. Lighting fixtures all appear in good shape with no problems noted.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No health and safety concerns noted.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Occupancy sensors and photocells could be implemented to help save energy in the corridors and classrooms. Cost shown for report to analyze installation cost and payback.	\$5,000.00
Other		N/A			

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	Standard telephone system with telephones provided to general office and portables. No problems noted.	
	5.5.2 Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Older Dukane 3200 building intercom system. Return call switches and equipment is old and should be upgraded in order to provide continued service.	\$35,000.00
	5.5.3 Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted.	
	5.5.4 Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Wiring generally installed in conduit and surface mounted raceways with no problems noted.	
	5.5.5 Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	There exists a dedicated server area with adequate room for equipment. No problems noted.	
	5.5.6 Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Power wiring to computers and equipment appears good with no problems noted.	
	Other	N/A			

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		None.	
5.6.2	Intrusion alarms (if applicable).	4		General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	4		Class change bells controlled from building energy management system with no problems noted.	
Other		N/A			
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		None.	
5.7.2	Condition of elevators/lifts.	N/A		None.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None.	
Other		N/A		None.	
	Overall Elect. Systems Condition & Estim Costs			Upgrade exit signs and building intercom.	\$68,500.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	On wood cribs, with vented plywood skirting.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	BUR roof with metal flashings at upstairs curbs between units. Budget for ongoing upgrading.	#####
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Horizontal and vertical wood siding. Plywood skirts around crawlspace, painted finishes are all in good condition. Insulated.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Painted metal doors, windows are prefinished aluminum.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Battened drywall partitions, t-bar ceilings. VCT flooring throughout hallways and coat vestibules. Carpet in the classrooms should be scheduled for replacement.	#####
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Sufficient whiteboards, tackboards, and millwork shelving for coats and books.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Sufficient whiteboards and tackboards in rooms.	
6.1.8	Heating system.	4	Individual furnaces with heat exchangers.	
6.1.9	Ventilation system.	4	Furnaces and venting windows.	
6.1.10	Electrical, communication and data network systems.	4	No problems were noted on the review.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Have good exiting from pods and from exit door on units.	
6.1.12	Barrier-free access.	4	There is a transitional ramp at connector to each pod.	
	Overall Portable Bldgs Condition & Estim Costs		Portables have been well maintained, however carpet replacement and roof upgrading required.	#####

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8 1 5	77.6 95 86	2005.8	9	80	720	1285.8	4 classrooms have vaulted ceilings, 1 classroom is on a second floor mezzanine, 15 classrooms are portables.
7.2	Science Rooms/Labs	2	80	160	3	120	360	-200	Well equipped.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1 1	96 95 113 127	431	1 3	130 90	100	31	Art room has kiln. Music room includes practice room. Central atrium used for teaching/lunch/computer lab(has 60 PC's).
7.4	Gymnasium (incl. gym storage)	1 1	459 35	494	1 1	570 57	627	-133	Total area includes a 400 m ² mezzanine and 52 m ² for change/shower rooms.
7.5	Library/Resource Areas	1	259	259	1	263	263	-4	Excellent facility
7.6	Administration/Staff, Physical Education, Storage Areas	1	394	394	1	467	467	-73	Spaces are well used and adequate for use.
7.7	CTS Areas								
	7.7.1 Business Education		N/A		2	115	230	-230	
	7.7.2 Home Economics		N/A						
	7.7.3 Industrial Arts		N/A						
	7.7.4 Other CTS Programs		N/A						
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1245			1656		
	Overall Space Adequacy Assessment			4988.8			4423	565.8	

Evaluation Component/ Sub-Component	Additional Notes and Comments