

School Facility Evaluation Project
Part II - Physical Condition

School Name:	St. Anne School			School Code:	1894	
Location:	Fort McMurray			Facility Code:	2152	
Region:	North			Superintendent:	Dan McIssac	
Jurisdiction:	Fort McMurray			Contact Person:	Bill Pringle	
	R.C.S.S.D No. 32			Telephone:	(780) 799-5700	
Grades:	K-VIII			School Capacity:	525	
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	1982	1	2368.8	Masonry/4-ply BUR.	Two coppertube heating boilers. 100% standby circ pumps, reverse return piping systems, radiation. Two built up air systems.	
Additions/ Expansions	1986	1	769.7	Masonry/4-ply BUR.	One built up air system for classrooms and gas fired unit for Industrial Arts. Industrial Arts reduced in size. Gas fired unit reused for ventilation. Radiant panels installed.	
					Evaluator's Name:	Kim Ziola/Brinsmead Ziola Associates
					& Company:	

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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1984	8	736.4	Wood Frame 4-Ply BUR.	Gas fired furnace complete with Dx cooling coil for each portable.	
	1989	2	249.3	Wood Frame 4-Ply BUR.		
	1995	3	-275.97	Removed		
List of Reports/ Supplementary Information	Standard Assessment and Utilization Report Roof Inspection Report 99/12/01 Fire Alarm Inspection Report 98/11/11					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Additional fencing and temporary correction of subsistence problems. Additional playground equipment.	\$100,000.00
2	Building Exterior	Roof maintenance.	\$4,500.00
3	Building Interior	Good general condition. Clean up and paint recommended. Replace capet in administration/office area.	\$10,000.00
4	Mechanical Systems	Systems in general in good condition. Some plumbing fixture brass high maintenance and should be replaced. Install energy management system.	\$41,000.00
5	Electrical Systems	The electrical power distribution system appears to be in good condition and is adequate for present and future loads. Lighting throughout the school generally appears adequate. All remaining systems appear to be adequate for present use and in good condition. Regular maintenance is being carried out as required.	\$55,000.00
6	Portable Buildings	Remove and install equipment which will provide required outdoor air to maintain acceptable CO2 levels.	\$140,000.00
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		\$350,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Large site.	
1.1.2	Outdoor athletic areas.	4	Adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	1 set of equipment - good condition. Another set need for proper division of age groups.	\$80,000.00
1.1.4	Site landscaping.	4	No complaints.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Only partially fenced. Issue with community.	\$10,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Very poor drainage conditions. 'Muskeg' conditions. School Board attempted to improve site to no avail.	Indeterminant
1.1.7	Evidence of sub-soil problems.	3	Subsistence adjacent to building. Evident but due to reported soil conditions permanent correction not economically feasible.	\$10,000.00
1.1.8	Safety and security concerns due to site conditions.	4	None reported.	
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	Onsite bus drop off. Parents use parking lot and roadway. Standard congestion & conflicts with cars/buses/pedestrians. Adjacent 4-way stop causes further traffic congestion problems.	

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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.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site. Limited area.	
1.2.4	Fire vehicle access.	4	Adequate.	
1.2.5	Signage.	4	Adequate.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	38 Stalls inclusive of H.C.	
1.3.2	Layout and safety of parking lots.	4	Adequate.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete	
1.3.6	Curb cuts and ramps for barrier free access.	4		
Other				
	Overall Site Conditions & Estimated Costs			\$100,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	82 86 84 89	No visible signs of serious problems. Minor craking at specific locations primarily in corridors.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	82 86 84 89	No visible signs of any specific problem areas.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Refer to Roofing Report. Roof poor to fair condition. Minor ponding.	
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).	3	82 86 84 89	Refer to Roofing Report. Roof poor to fair condition. Roofing recommended in 2 to 4 years. Roofing maintenance recommended per report. - regravels bare spots - repair buckles and busters - repair membrane flashing at gravel stops - reinstall base flashing where it has dropped beneath counterflashing. - recaulk reglet flashing & storm collars - clean debris	(est. \$248,540.00) \$4,500.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4			
2.2.3	Control of ice and snow falling from roof.	4		No reported problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	82/86 84/89	Brick - Graffiti at back entrance. Prefinished metal.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	82/86 84/89	Metal - condition fair.	
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			
2.3.4	Interface of roof drainage and ground drainage systems.	4			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No evidence of problems.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	82/86 84/89	Operational & adequate.	

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	Adequate/Operational. Ongoing maintenance item.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	No code concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No visible signs of any specific problem areas.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$4,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	82/86 84/89	No visible signs of serious problem areas.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	82/86	Minor cracking of desco flooring in hallways.	
Other		4	84/89	No visible problem areas.	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4 3 4	82/86 84/89	Desco flooring in corridors/washrooms. Lino in classrooms reasonably good condition. Some minor cracking of desco. Carpet in office/admin poor condition - preplace. VCT in portables . O.K.	\$10,000.00
3.2.2	Wall materials and finishes.	4 4	82/86 84/89	Concrete block masonry - exterior walls. Good condition. Studs and interior partitions O.K. Vinyl on G.B. finish marginal/tired. All looking very tired. General clean up and painting in order.	
3.2.3	Ceiling materials and finishes.	4 4	82/86 84/89	T-bar O.K. T-bar O.K.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4 4	82/86 84/89	Ongoing maintenance has kept doors & hardware in acceptable working condition. Adequate.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4 4	82/86 84/89	Has been modified to accommodate computer stations. Functional & adequate. Minimul but functional.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4 4	82/86 84/89	Adequate. Adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	82/86	In operable condition	
3.2.8	Washroom materials and finishes.	4	82/86	Good condition.	
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 4	82/86 84/89	Non-combustible, Non-sprinklered Combustible, Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4 4	82/86 84/89	Appear adequate. Appear adequate.	

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).	4	82/86	Appear to meet code requirements.	
		4	84/89	Appear to meet code requirements.	
	3.3.4 Exiting distances and access to exits.	5	82/86	Good access.	
		5	84/89	Good access.	
	3.3.5 Barrier-free access.	4	82/86	Sloped access to portables - reasonable slope.	
		4	84/89		
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	82/86	No report available.	
		4	84/89	No report available.	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	82/86	No problems reported.	
		4	84/89	Comment from user regarding poor air quality in portables. See mechanical.	
	Other				
	Overall Bldg Interior Condition & Estim Costs				\$10,000.00

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).				
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Non freeze hose bibbs. No vacuum breakers. Irrigation system with backflow preventor.	
4.1.3	Outside storage tanks.			N/A	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant located within 90 m of front entrance.	
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		A.B.C. and pump tank fire extinguishers. Science room complete with fire blanket and portable eye wash.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		100 mm water service connected to City main. Pressure and volume adequate.	
4.3.2	Water treatment system(s).			None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		No system pumps. Valves appear to be in good condition. No leaks.	
4.3.4	Piping and fittings.	4		Sewer piping - cast iron and copper. Domestic water - copper.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Flush valve water closets and urinals. Time delay faucets on lavs. S.S. counter sinks. Showers with central tempered mix valve.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two (2) domestic H.W. heaters complete with recirc pump. One heater valved off due to excess capacity.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Separate sanitary and storm sewer systems connected to City mains.	
Other		3		Maintenance indicated time delay faucets are high maintenance item. Water temperature inadequate for good hygiene.	\$4,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two coppertube heating boilers, 1,630,000 BTU/hr. each. Two 100% circulation pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4		Boilers provided with integral controls to maintain heating system supply temperature.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and unit heater ductwork to assist in tempering the combustion air termination O.K. Chimney condition O.K.	
4.4.4	Treatment of water used in heating systems.	4		Chemical pot feeder provided to add chemicals into heating system. Side stream filter assembly installed.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		L.W.C.O., pressure relief valve, high limit control provided.	
4.4.6	Heating air filtration systems and filters.			N/A	
4.4.7	Heating humidification systems and components.			N/A	

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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		Reverse return black iron piping system to mechanical room unit heaters, air system heating coils, entrance heaters, reheat coils and 1995 upgrade radiant panels.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Heating piping and valve bodies insulated.	
4.4.10	Heat exchangers.			None.	
4.4.11	Heating mixing boxes, dampers and linkages.			None.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).			N/A	
4.4.13	Zone/unit heaters and controls.			N/A	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Three built up air systems provide ventilation air to 1982 original building and 1986 addition. Gas fired rooftop air system which formerly supplied ventilation air to Industrial Arts area was reused to ventilate CTS renovation.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		Outside air volume of 3.8 l/s per person appears to be maintained when only the classroom air systems are energized. Outdoor air volume not sufficient for the occupant load.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Low velocity ductwork distribution to round ceiling diffusers, sidewall grilles and high throw grilles in gymnasium.	
4.5.4	Exhaust systems capacity and condition.	4		Roof mounted exhaust fans. Condition good.	
4.5.5	Separation of out flow from air intakes.			Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).			N/A	
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).		Air systems activated via central time clock. Override timers provided to allow time clock override.	
4.5.8	Air filtration systems and filters.	3	Low efficiency pad filters. Upgrade to pleated filters.	\$2,000.00
4.5.9	Humidification system and components.	4	Electric canister humidifiers with steam grid. Not in operation due to reduction in maintenance budgets.	
4.5.10	Heat exchangers.		None.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	Three built up air systems consisting of supply and return fans, mixed air dampers, heating coil in the return air, low efficiency pad filters. Low velocity ductwork distribution to round ceiling diffusers, sidewall grilles and high throw grilles in gymnasium. Gymnasium ducted return. Other systems ceiling space return.	
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		Duplex air compressor complete with refrigerated air dryer. Manual adjustment of humidity and discharge air temperature setpoints at local control panels. Day/night thermostats. Installation of building management system would reduce maintenance costs and reduce utilities.	\$35,000.00
Overall Mech Systems Condition & Estim. Costs		4			\$36,000.00

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		The incoming underground power service to the school originates from an Alberta Power padmounted transformer and terminates in a 600 A, 120/208 V 3 phase, 4 wire Westinghouse Main Distribution Panel (MDP) located in the main electrical room and was installed in 1983. The existing service has sufficient capacity to accommodate additional loads.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting consists of pole and wall mounted HID luminaires located in the parking lot and around the perimeter of the building. According to the users, pedestrian routes and parking lot are adequately illuminated and in good working condition.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		The parking lot electrical plug-ins service is in good working condition.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		The existing fire alarm system is manufactured by Simplex, Model 2001-8023, hardwired, supervised system. The 2001 series system is no longer manufactured, however, it is still serviceable. The existing fire alarm system does not make use of current technologies. System is regularly tested and has been verified in 1999.	\$30,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting is provided by integral and remote heads powered by battery packs located throughout the school and are in satisfactory condition. Placement and location of emergency lighting units appears adequate and in good working condition.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lights are stencil faced internally illuminated exit signs. The exit lights are 120 volt AC and 12 volt DC emergency. Some exit signs that were checked had burnt out AC lamps.	
	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		Main distribution panel is equipped with transient surge suppressor.	
5.3.2	Panels and wireways capacity and condition.	4		Branch circuit panels are located throughout the school. Most of the panels have spaces available and have sufficient capacity to accommodate additional loads, and are in good operating condition. If additional computer outlets are required in all classrooms, additional duplex receptacles are to be installed.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		The facility is not equipped with an emergency power system.	
5.3.4	General wiring devices and methods.	4		The facility is equipped with both convenience and dedicated duplex receptacles. Duplex receptacles are provided throughout the school. The number of receptacles in classrooms are generally satisfactory.	
5.3.5	Motor controls.	4		Motors starters appear to be in good operating 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		Lighting throughout the school is primarily fluorescent the number and location of luminaires are appropriate and adequate for the functions. Lighting levels in the facility appeared to be acceptable according to maintenance staff most of the lamps are T12, warm white and electronic ballasts. Local line voltage switching is provided. The classrooms have multi-level switching. The majority of the fluorescent luminaires are in satisfactory condition.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	NA			
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Install motion sensors in washrooms, storage and utility rooms. Retrofit existing luminaires with highly reflective reflectors. Reduce the number of luminaires.	\$10,000.00
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		The existing telephone distribution system consist of conduit and wire to telephone outlets throughout the facility. The system is in good condition and has capacity for expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		The school is equipped with a sound communication system. Return calls and speakers are provided in the classrooms. The gymnasium is served by a separate sound system. Television distribution system is provided throughout the school. All communication systems appear to be in satisfactory operation condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		Network cabling consists of Category 3 cables. We recommend that the existing network cabling be replaced with Category 5E.	\$15,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All methods of supports are used.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Size is adequate. Doors are locked and some ventilation provided. Acceptable capacity for growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	FI		Cannot determine without more investigation. Tracing of wiring and circuits is required.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).			None existing.	
5.6.2	Intrusion alarms (if applicable).	4		The school is equipped with a passive infrared security system consisting of an exit / entry touchpads and a control panel located in the main electrical room. The system is a DSC Digital PC 4000 Security System. Motion sensors are located in the corridors and selected classroom. The system is in good working condition.	
5.6.3	Master clock system (if applicable).	4		The school is equipped with a Simplex 2350 master program clock (MPC) located in general office. The MPC controls the Time Changes Signal, horns and clocks. Synchronous clocks are utilized throughout the school. The system is in good working condition.	
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).			The facility is not equipped with an elevator or lift.	
5.7.2	Condition of elevators/lifts.			Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.			Not applicable.	
Other					
Overall Elect. Systems Condition & Estim Costs					

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		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	See Roof Report and Section 2.2.1	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.	3	Palm Air vertical furnace package with distribution duct and grilles. Provided with Dx cooling coil and remote condensing unit. No outside air for occupant load during extreme outside temperatures. Replace units.	\$140,000.00
6.1.9	Ventilation system.		Same as heating.	
6.1.10	Electrical, communication and data network systems.	4	Lighting throughout the portables generally appears adequate and in fair condition. The branch circuit panels appear to be in good condition and adequate for present use all remaining system appear to be satisfactory.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	A.B.C.fire extinguishers.	
6.1.12	Barrier-free access.	4		
	Overall Portable Bldgs Condition & Estim Costs			\$140,000.00

School Facility Evaluation Project
Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms Portables								
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
7.4	Gymnasium (incl. gym storage)								
7.5	Library/Resource Areas								
7.6	Administration/Staff, Physical Education, Storage Areas								
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)								
	Overall Space Adequacy Assessment								

Evaluation Component/ Sub-Component	Additional Notes and Comments

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