

School Name:	LA GLACE SCHOOL			School Code:	1107	
Location:	LA GLACE			Facility Code:	1822	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	K - IX			School Capacity:	175	
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	1952	1	1007.8	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing.	Original steam heating; no ventilation; some classrooms with furnaces	No central ventilation system.
Additions/ Expansions	1962	1	743.2	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing.	Steam heating; air handling unit for Gym; some classrooms with furnaces.	No central ventilation system.
	1981	1	71.4	Masonry construction over Crawlspace. Wood frame roof structure with conventional built-up roofing.	Forced air heating and ventilation furnace.	
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

School Facility Evaluation Project
Part II - Physical Condition

Upgrading/ Modernization (identify whether minor or major)	1999	1	180.0	Restructured the administration area. Converted room 117 to a Music room, converted room 109 to Computer room. Windows and some walls and flooring were upgraded.	Installed new furnaces.	Approx.. 50% of the rooms were completely modernized. The exterior of the building was also Upgraded.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	None					
List of Reports/ Supplementary Information	Roof Inspection Report, 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report, June 1998. Northern Lights Independent Inspection Services Inc. Partial Re-Roof Tender, May 1999. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, August 26, 1999. Titan Electric & Controls Ltd.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Gravel and asphalt surfacing required. - New flag pole.	\$ 25,500.00
2	Building Exterior	- Paint misc. roof accessories and doors as required. - Install door/window hardware items as required.	\$ 4,200.00
3	Building Interior	- Upgrade flooring, walls and underside of roof structure as required to meet current code. - Upgrade basement walls/crawlspace accesses as required. - Hazardous material may be on some piping and existing vinyl asbestos tiles. - Install appropriate barrier free access hardware. Recess protruding electrical items in Gym as required.	\$ 178,900.00
4	Mechanical Systems	- Ventilation air is provided by operable windows only in most classrooms. - School requires a new ventilation system.	\$ 126,500.00
5	Electrical Systems	- Power systems needs upgrade. - Fire Alarm Systems needs upgrade. - Lighting systems needs some adjustment. - New outlets needed in classrooms.	\$ 87,000.00
6	Portable Buildings	None	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Surplus 160.1	
	7.2 Science Rooms/Labs	Deficiency -12.9	
	7.3 Ancillary Areas	Deficiency -220.0	
	7.4 Gymnasium	Surplus 80.0	
	7.5 Library/Resource Areas	Surplus 42.7	
	7.6 Administration/Staff Areas	Deficiency -153.2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 138.6	
	Overall School Conditions & Estim. Costs		\$ 422,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate in size for the current school program.	
1.1.2	Outdoor athletic areas.	4	Adequate for the current school program.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	New Equipment and bases installed in 1998.	
1.1.4	Site landscaping.	4	Adequate for the current school program.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	The existing School doesn't have a flag pole. Supply and install a flag pole .	\$ 2,500.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Water has entered the crawlspace in areas. Currently the area has been re-graded but asphalt surfacing is required. Refer to 1.2.3	Refer to Item 1.2.3
1.1.7	Evidence of sub-soil problems.	4	No evidence of subsoil problems at time of survey.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns at time of survey.	
Other		N/A	N/A	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	No concerns at time of survey.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel - surface in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On-site bus drop-off is gravel surfaced. However, drop-off is near area where water has entered the crawl space as well as close to classrooms and entrance creating extremely dusty conditions. We recommend that this area be upgraded with asphalt.	\$ 15,000.00
1.2.4	Fire vehicle access.	4	Roadway around building.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

School Facility Evaluation Project
Part II - Physical Condition

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	No concerns at time of survey.	
1.3.2	Layout and safety of parking lots.	4	No concerns at time of survey.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - surface is rough in areas. Incorporate additional gravel and re-grade as required.	\$ 8,000.00
1.3.4	Layout and safety of sidewalks.	4	No concerns at time of survey.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - no concerns at time of survey.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Grade level access to school at bus drop-off location.	
Other		N/A		
	Overall Site Conditions & Estimated Costs			\$ 25,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	ALL	Floor structures are in fair condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Wall structure and columns are in fair condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	Roof structures are in fair condition	
Other		N/A		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</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	ALL	Re-roofing was undertaken in 1999.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Good condition - repaint as required.	\$ 1,000.00
2.2.3	Control of ice and snow falling from roof.	4	ALL	No concerns at time of survey.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		N/A	
Other		N/A		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, efflorescence, water stains).	4	ALL	The stucco was refinished around 1988 and the metal clad upgrade was completed around 1995. These finishes are in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	No concerns at time of survey.	
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	ALL	No concerns at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No concerns at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	No concerns at time of survey.	
Other		N/A		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).	3	ALL	Paint is stained - paint doors and frames as required.	\$ 1,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Generally in fair condition. Sound and weatherstripping is required in areas.	\$ 800.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1962	Panic devices are required on a set of exit doors	\$ 800.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Alum. Windows throughout ins fair condition	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Some hardware for windows are broken - repair and install new parts as required.	\$ 600.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 4,200.00

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	All	Generally in fair condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Generally in fair condition.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Generally in fair condition. However, approx. 40% of the area is original materials. Replace original materials with new finishes.	\$ 28,000.00
3.2.2	Wall materials and finishes.	3	All	Generally in fair condition. However, approx. 40% of the area is (painted fibreboard) original materials. Replace original materials with new finishes.	\$ 31,500.00
3.2.3	Ceiling materials and finishes.	3	All	Generally in fair condition. However, ceiling is the original installed tile material fixed to wood joists. Should fire rated assembly be required, this material is to be removed and underside of structure be upgrade to current code standards. Install new acoustic tile ceiling as required. Upgrade to current standards and replace original materials with new finishes.	\$ 72,000.00

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	All	Doors and hardware are in fair condition. Rekeying is required for some doors.	
3.2.5	Millwork	4	All	Adequate amount of millwork for the school programs and is in fair to good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	All	Chalkboards and tackboards are generally in good condition. However, 3 classrooms require whiteboards.	\$ 1,600.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1962	Acoustic treatment is required for newly renovated Music room no. 117 as well for Gym. Room no.118	\$ 19,800.00
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile floor finishes, ceramic tile wall finishes and drywall ceiling are in fair condition.	
Other		N/A		N/A	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		4	ALL	Combustible construction non-sprinklered building	
		3	ALL	Upgrade upper wall glazed corridor/classroom windows with rated frames and wired glass. Install appropriate doors and frames to crawlspace compartments c/w hardware. Patch and seal all wall and ceiling penetrations between basement rooms and main floor as required.	\$ 20,000.00
		3	ALL	Refer to 3.2.2	Refer to Item 3.2.2
		4	ALL	Acceptable	
		3	1962	Provide and install barrier free access door operator as required.	\$ 5,000.00
		F.I.	ALL	Hazardous materials may be on old steam piping and in some of the original flooring which is still in place.	
		3	All	Recess protruding electrical items in the gym. \$1,000.00 Also air quality is of concern. Further investigation is required.	\$ 1,000.00
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 178,900.00

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	Surface drainage; no municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		Existing hose bibs abandoned.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		N/A	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Municipal fire truck.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	Fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
Other		N/A		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	Water supply is from a Well. Water meets quality standards but has poor taste and odour problems.	
4.3.2	Water treatment system(s).	4	ALL	New reverse osmosis c/w ultraviolet disinfecting and filtration system on drinking water only - drinking fountains and water spouts at sinks.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	ALL	Well pump supplies hydropneumatic pressure tanks and storage tanks.	
4.3.4	Piping and fittings.	4	ALL	Copper and plastic drainage piping are in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	Good - replaced when necessary. Flush tanks water closets, stainless steel handicapped accessible drinking fountains; one porcelain type drinking fountain, flush valves on urinals. Provide eyewash station for Science Prep. Room.	\$ 1,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	ALL	Good condition. One hot water heater in Room 122 c/w recirculation pump. Owner is re-doing some piping.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal Sanitary System. Boiler Room Sump for floor drains.	
Other		N/A		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	<p>One 3 year old steam cast iron sectional boiler c/w condensate tank and power burner provides steam heating for facility, located in Basement Mechanical Room 001.</p> <p>The Gym. Is heated and ventilated with a 38 year old HVAC unit c/w fresh air return air mixing box, steam heating coil and supply fan delivering air to underfloor ductwork terminating in wall supply air grilles, HVAC unit is in Basement Mechanical Room 002.</p> <p>Most classrooms have original baseboard steam radiation installed behind millwork. Asbestos millwork on each side of the baseboards.</p> <p>Computer Room has had the original steam radiation replaced with a forced air furnace with a steam heating coil and a cooling coil.</p> <p>Library Room is similar to the Computer Room but is not air conditioned.</p> <p>Music Room 117 was in the process of being renovated and also had a forced air furnace installed, however this one is a natural gas fired unit.</p> <p>Furnace room 122 had a gas fired furnace supplying heat and ventilation to the 1981 Change Room addition.</p>	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	<p>Integral controls on boiler.</p> <p>See item 4.7 electronic controls for new furnaces.</p>	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	ALL	Fresh air to boiler room; old brick chimney lined with new chimney.	
4.4.4	Treatment of water used in heating systems.	4	ALL	Condensate water and steam treatment.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	ALL	Good.	
4.4.6	Heating air filtration systems and filters.	N/A		N/A	
4.4.7	Heating humidification systems and components.	N/A		Original steam humidification on Gym AHU has been abandoned.	

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	Steam boiler distribution systems. Original piping and baseboard radiation. Renovated rooms have "Change Air" furnaces.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	New insulation in mechanical room. Some new insulation in crawlspace. Some of the old insulation has asbestos on pipe elbows.	
4.4.10	Heat exchangers.	4	ALL	Fairly new furnaces and boiler.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.	ALL	No fire dampers in furnace rooms. Requirements for fire dampers should be reviewed with local Code authorities.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	ALL	Space exhibits typical environments common with furnace heating and ventilation systems - temperature fluctuations in classrooms due to on/off operation of unit; cold air supply due to lack of modulating heating valve control; questionable constant fresh air supply; hot and stuffy environments in Spring and Fall; poor air movement; low air changes per hour.	
4.4.13	Zone/unit heaters and controls.	4	ALL	One zone per furnace. One zone for Gym. One zone per classroom.	
Other		N/A		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	ALL	Original exhaust fan type ventilation system has been abandoned for main school, Gym unit is still in operation. Most of the school does not have a mechanical ventilation system. School requires new ventilation system. The Owner has budgeted \$125,000.00	\$ 125,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	ALL	In most classrooms air is supplied by operable windows only. Fresh air to Gym unit. Fresh air for new furnaces in Rooms 111, 112, 117 and 122. See Item 4.5.1	Refer to Item 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	ALL	Reasonable air changes in rooms with furnaces and the gymnasium. Other rooms depend on operable windows. See Item 4.5.1	Refer to Item 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	ALL	Adequate exhaust. New wall mounted fans in Washrooms 105 and 106	
4.5.5	Separation of out flow from air intakes.	4	ALL	Gym unit has fresh air intake at grade level.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1952	Science Storage Room does not have a fume hood. IF the Science Program is such that a fume hood is required, then budget \$5,000.00.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		N/A	
4.5.8	Air filtration systems and filters.	4	ALL	Filter in Furnaces and Gym AHU.	
4.5.9	Humidification system and components.	N/A		Original humidification system on Gym AHU has been abandoned. No humidification in the rest of the school.	
4.5.10	Heat exchangers.	4		No reported problems.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1962	Underfloor ductwork system for Gym. New damper motors on linkages.	
Other	Crawlspace	4	ALL	Owner installing exhaust fans for crawlspace. Relief air from Music Room furnace will be dumped into crawlspace.	

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).	4	1952	Air conditioning on Computer room furnace.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	4	ALL	Electronic Thermostat.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		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	DDC Energy Management System installed under an ESCO Contract. Features include occupancy sensor in Gym to turn on AHU; sensor to turn off lights in Washrooms; control system can turn boiler on-off based on outdoor air temperature, temperature sensors around school for remote monitoring.	
Overall Mech Systems Condition & Estim. Costs					\$126,500.00

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		Main service 200 Amp, 120/208 V single phase. System loaded, NO spare capacity.	\$25,000.00
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		5 car plug-ins available.	
	Other	N/A		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).	1		Fire Alarm System needs MAJOR upgrade.	\$35,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Battery Packs installed. Locations are adequate.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		Exit Signs are retrofitted with LED lamps and are located at all exits.	
	Other	N/A		N/A	

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.	N/A		Not installed.	
5.3.2	Panels and wireways capacity and condition.	3		Panels are overloaded, old and in poor condition. Recommend upgrading and replacing.	\$6,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	3		Wiring is old. Re-circuiting is necessary to meets classroom power demands.	\$15,000.00
5.3.5	Motor controls.	4		Mechanical equipment is in fair to good condition.	
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Lighting systems retrofitted with new T8 lamps and electronic ballasts. However, light levels are 40 - 50 % below recommended levels. Recommend lowering fluorescent light fixtures by 1½' using original stems. Classrooms: 300 - 400 lux Library: 500 lux Comp. Room: 400 lux Admin: 600 lux Gym: 200 lux	\$6,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		All ballasts are electronic, new.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		Energy Efficiency done by Honeywell. All appears alright.	
Other		N/A		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		System made by Pnater 306. System old but operational.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom by Petcom 2200. System old but operational.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cabling and networking is being upgraded.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cabling and networking is being upgraded.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Wiring appears adequate.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	1		New ccts required for computer equipment.	See Item 5.3.4 & 5.3.2
Other		N/A		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		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Motion detectors and door contacts.	
5.6.3	Master clock system (if applicable).	N/A		N/A	
Other		N/A		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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$87,000.00

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>		NONE AT THIS SITE	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ -

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	6	80.02	480.1	4	80.0	320.0	160.1	Calculations for a new facility are based on a mixture of Elementary and Junior High Students. This school is rated as 175 Total Capacity with exemptions totalling 30. Our calculations ignore the exemptions. Classroom size shown is an average area.
7.2	Science Rooms/Labs	1		107.1	1	120.0	120.0	-12.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		0.0	1	130.0	220.0	-220.0	There are no specifically designated ancillary rooms, although a classroom is presently being renovated to create a music room. A 107.0 sq. m. stage, which is open to the Gym and does not have a capacity rating, is being used on a temporary basis as a music room. The area of the stage and a small adjoining dressing room have been included in "Other Non-Instructional Areas".
7.4	Gymnasium (incl. gym storage)	1		355.0	1	250.0	275.0	80.0	
7.5	Library/Resource Areas	1		142.7	1		100.0	42.7	
7.6	Administration/Staff, Physical Education, Storage Areas			153.0			306.2	-153.2	
7.7	CTS Areas								
	7.7.1 Business Education			0.0					
	7.7.2 Home Economics			0.0					
	7.7.3 Industrial Arts			0.0					
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, WC area)			584.5			446.0	138.6	Includes a stage and adjoining dressing room that aren't capacity rated.
	Overall Space Adequacy Assessment			1822.4			1787.2	35.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE