

School Facility Evaluation Project  
Part II - Physical Condition

School Name:	RIDGEVALLEY SCHOOL			School Code:	1203	
Location:	CROOKED CREEK			Facility Code:	1832	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	K - XII			School Capacity:	565	
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1954	N/A	N/A			Demolished
Additions/ Expansions	1956	1	858.70	Wood frame construction over	All rooms or groups of rooms are served by gas fired furnaces.	
	1960	1	1610.02	Crawlspace. Wood frame roof		
	1962	1	993.69	structure with conventional built-up roofing. Stucco/metal clad exterior finish.		
	1971	1	1525.70	Slab on grade with masonry load bearing walls. Conventional built-up roofing on metal deck and OWSJ structure. Brick/metal clad façade.		
	1983	1	1061.32			
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1982	1	1651.67			Major modernization.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	NONE					
List of Reports/ Supplementary Information	Roof Inspection Report, December 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Partial Re-Roof Tender, May 1996. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report (Undated). Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, August 31, 1999. Titan Electric & Controls Ltd.					

School Facility Evaluation Project  
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Grading, top dressing and sod required. - Additional parking and roadway upgrading is needed. - Paint misc. site accessories.	\$ 133,300.00
2	Building Exterior	- Repair masonry vertical and horizontal cracks and paint as required. - Re-roof as noted in Roof report. - Doors and hardware are required.	\$ 83,500.00
3	Building Interior	- Floor, walls/ceilings finishes and acoustic treatment is required. - Millwork, door hardware need repairs. - Additional whiteboard required.	\$ 126,550.00
4	Mechanical Systems	- New water filtering system is required. - Backflow preventer required on main water system. - Eyewash stations required. - Extent of damage to crawlspace ducting needs to be investigated. - Fresh air damper motors need to be replaced. - Code review required into the need for fire dampers in the Mechanical Room.	\$ 62,200.00
5	Electrical Systems	- Power system at capacity. - Lighting and HVAC controls need retrofit. - Fire Alarm System needs upgrade.	\$ 255,300.00
6	Portable Buildings	None	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Deficiency -10.5	
	7.2 Science Rooms/Labs	Surplus 12.3	
	7.3 Ancillary Areas	Surplus 25.5	
	7.4 Gymnasium	Deficiency -21.4	
	7.5 Library/Resource Areas	Surplus 49.0	
	7.6 Administration/Staff Areas	Deficiency -18.7	
	7.7 CTS Areas	Surplus 16.60	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 799.9	
	Overall School Conditions & Estim. Costs		\$ 660,850.00

School Facility Evaluation Project  
Part II - Physical Condition

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Adequate in size for the current school program.	
1.1.2	Outdoor athletic areas.	3	Adequate for the current school program. <b>Poor drainage in areas. Grade and top dress as required.</b>	\$ 40,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Old equipment and bases. Installed new equipment as required.	\$ 70,000.00
1.1.4	Site landscaping.	3	Requires topsoil and sod in areas	\$ 6,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Site accessories are adequate. However, requires painting. <b>Paint accessories as required.</b>	\$ 800.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drains away from building.	
1.1.7	Evidence of sub-soil problems.	3	Subsoil problems - signs of heaving and settling in areas. North side of 1971 addition masonry walls have cracks. Also Gym masonry wall, east face has cracks.	Refer to item 2.1.2
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).	3	Asphalt/Gravel - surface in fair condition, puddling in areas. <b>Top dress gravel and grade as required.</b>	\$ 10,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site asphalt bus drop-off, fair condition.	
1.2.4	Fire vehicle access.	4	Yes - acceptable.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	6 parking spaces are required.	\$ 6,000.00
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. Refer to item 1.2.3	Refer to item 1.2.2
1.3.4	Layout and safety of sidewalks.	4	Concrete sidewalks - good drainage.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks - good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Grade level access to school.	
Other		N/A		
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$ 133,300.00

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).	3	1971 1983	Various exterior and interior masonry wall have developed vertical and horizontal cracks, as noted on item 1.1.7. <b>Patch and repaint as required.</b>	\$ 18,000.00
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	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	ALL	As per Roof Report, various existing roof areas should be repaired. A portion of the 1962 wing was re-roofed in 1996. <b>As per Report repair areas, re-roof as required.</b>	\$ 35,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Fair condition. <b>Paint roof accessories as required.</b>	\$ 3,000.00
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).	3	ALL	Concrete block/metal cladding is in fair conditions with some cracks as noted. No concerns at time of survey. Stucco/metal cladding is in fair condition. No concerns at time of survey. Refer to item 2.1.2	Refer to item 2.1.2
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	Cedar soffits, 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).	3	ALL	Cracking as noted on item 2.1.2	Refer to Item 2.1.2
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	Six sets of double doors required, all other doors are stained - <b>repaint doors and frames as required. Install new Doors and hardware including electric door operator as required.</b>	\$ 25,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Generally in fair condition. <b>Sound and weatherstripping as well as astragals are required in areas.</b>	\$ 2,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	<b>Refer to Item 2.4.1</b>	Refer to Item 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Windows throughout in 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 - <b>repair and install new parts as required.</b>	\$ 500.00
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					\$ 83,500.00

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).	3	All	Generally in fair condition. Refer to item 2.1.2	Refer to item 2.1.2
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Flooring materials have cracks in the 1971 Addition.	Refer to item 2.1.2
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Flooring in corridors is delaminating in areas, carpeting is worn and seams are tearing, hardwood floor is damaged in areas. <b>Replace flooring as required.</b>	\$ 95,000.00
3.2.2	Wall materials and finishes.	3	All	In fair condition. However, Some vinyl fabric has delaminated in various rooms. <b>Repair and repaint wall finishes as required.</b>	\$ 3,000.00
3.2.3	Ceiling materials and finishes.	3	All	Generally in fair condition. However, water stained tiles in various locations. <b>Replace ceiling tiles as required.</b>	\$ 800.00

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.	3	All	Doors and hardware are in fair condition. Re-keying is required for some doors. 2 door closers are required. <b>Provide and install hardware and key as required.</b>	\$ 1,000.00
3.2.5	Millwork	3	All	Adequate amount of millwork for the school programs and is in fair to good condition. <b>Laminate edging is required in various rooms. Millwork locks are required in places. Repair countertops as required and install locks as required.</b>	\$ 4,000.00
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. <b>However, 4 classrooms require whiteboards.</b>	\$ 2,250.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	All	<b>Provide and install acoustic wall/ceiling treatment for music practice rooms.</b>	\$ 8,000.00
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile floors with 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 --- <i>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</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	ALL	Combustible construction non-sprinklered building.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	ALL	Various opening through upper ceiling space partitions, numerous ceiling spaces have exposed wood framing. <b>Repair as required.</b> Existing rolling shutters in separations are metal but no label is visible. Some doors require door closers. <b>Install closers as required.</b>	\$ 10,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	ALL	Material are acceptable.	
3.3.4	Exiting distances and access to exits.	4	ALL	Acceptable	
3.3.5	Barrier-free access.	3	1982	<b>Provide and install barrier free access door operator as required. Refer to item 2.4.1</b>	Refer to Item 2.4.1
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	ALL	Information not available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Recess protruding electrical items in the gym. Also air quality is of concern. Further investigation is required.	\$ 2,500.00
Other		N/A		N/A	
Overall Bldg Interior Condition & Estim Costs					\$ 126,550.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4	ALL	Surface drainage.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	ALL	Hose bibs.	
	4.1.3 Outside storage tanks.	N/A		N/A	
	Other	N/A		N/A	
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	4	ALL	Siamese connections for hose cabinets on the north side of the building. <b>Siamese connections tie-in to adjacent rain water leader. This situation should be reviewed by local Code authorities.</b>	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	ALL	Standpipes and hoses throughout the building.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	Hand extinguishers throughout. Some are the old "hand pump" type.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1962	Kitchen cooking hood has pressurized dry chemical extinguisher.	
	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).	3	ALL	Municipal water supply. Adequate pressure and volume. <b>Water meets quality standards but has poor taste and odour problems. Owner has budgeted \$55,700.00 for new filter system.</b>	\$55,700.00
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	ALL	<b>No backflow prevention on main water system.</b>	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Good condition - no leaks reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	Replaced as required. Fixtures in washrooms, Industrial Arts, Science Rooms and Home Economics are in good condition. <b>Gas service to Elementary Science Lab is non-functioning; working in Sr. High Portion.</b> <b>Add eyewash station to Science Rooms (2) and Industrial Arts Area.</b>	\$ 4,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	ALL	Two domestic hot water heaters. One is new and the second one will be replaced shortly.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal sanitary system.	
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	Two year old furnaces throughout the building, all in excellent condition. Most serve individual rooms.	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Electric thermostats.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air OK. Some chimneys show condensation stains due to excessive combustion air.	
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	ALL	Filters changed regularly.	
4.4.7	Heating humidification systems and components.	N/A		There is no humidification at this school.	



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).	F.I.	ALL	Underground (crawl space) ducting is deteriorating. Need replacing / re-routing. Recommend study to evaluate extent of replacement. Duct insulation may be required for crawl space ducting to prevent condensation from forming on the duct in future.	
4.4.9	Heating piping, valve and/or duct insulation.	F.I.	ALL	See Item 4.4.8.	
4.4.10	Heat exchangers.	4	ALL	All furnaces are new.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.	ALL	Honeywell damper operators for some fresh air/return air mixing area not working and need replacing. <b>No fire dampers in furnace rooms.</b> 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	Two gas fired unit heaters in CTS classrooms.	
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.	4	ALL	All furnaces are new. See item 4.4.1.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	ALL	As an indicator of Fresh Air supplied to occupied spaces, CO2 short term measurements were taken in selected locations. ASHRAE recommends levels to be below 1000 PPM. Classroom 148 -----1050 PPM Results: The amount of outside air seems to be sufficient and no problems have been reported.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		See Items 4.4.8. And 4.5.2.	
4.5.4	Exhaust systems capacity and condition.	4	ALL	Exhaust systems good. These include gym exhaust and Washroom exhaust.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1962	Kitchen hood exhaust is good. CTS has exhausts for dust, grinder, paint booth, dark room and welding. Make-up air is supplied by a roof top unit. Home Economics has range hoods above all stoves. No fume hood in Science Rooms. If the Science curriculum 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.	N/A		N/A	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		N/A	
Other		N/A		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		N/A	
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).	N/A		N/A	
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		Electric thermostat control.	
Overall Mech Systems Condition & Estim. Costs					\$ 62,200.00

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).	5		Main service to building is 600 Amp, 120/240 V single phase. <b>System at capacity.</b> Separate 240 V delta for Welding Shop at 200 Amp, 240 V, 3 phase.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5		Exterior lighting uses HID fixtures. Lighting is adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5		Total of 14 rail mounted car plug-ins with 14 ccts (panel was locked). Separately serviced and metered.	
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).	3		Fire Alarm System by Edwards 2280 - 8 zone panel. No visual signal appliances. Needs upgrade to current Code.	\$ 55,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency Battery Packs adequate. Lighting heads are located as per Code requirements.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signs are retrofitted and located at exits as per Code requirements.	
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.	4		In general panels are in good condition. <b>Panels filled to 90% capacity.</b>	
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.	4		Wiring appears to be in good condition. Installed as per good Trade practice.	
5.3.5	Motor controls.	4		Motor / furnace disconnects in good condition.	
Other		N/A		N/A	

School Facility Evaluation Project  
Part II - Physical Condition

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 levels vary between high and low in different areas.  Classrooms: 400 - 1200 lux Library: 900 lux Admin: 1100 lux Gym: 300 lux Industrial Arts: 350 lux	See Item 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Magnetic Ballast. Not all replaced.	See Item 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	1		No energy efficiency program in place. Total retrofit for lighting and HVAC is recommended.	\$ 200,300.00
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).	5		Telephone system is in very good condition. System by Meridian.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Rauland Intercom System in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling used. Computer Lab. cabling and hubs are in the process of being upgraded.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cabling installed all over the place, <b>NOT as per good Trade practice.</b>	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Equipment in ventilated areas and secure.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5		Equipment connected to local panels in areas. <b>No IG or purge protection.</b>	
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).	5		Napco Security System. 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					\$ 255,300.00

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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$ -

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	13	79.19	1029.5	13	80.0	1040.0	-10.5	Calculations for a new facility are based on a mixture of Elementary, Junior High and Senior High students. This school is rated as 565 Total Capacity (including 40 in Home Ec. & IA ) with exemptions totalling 15. Our calculations ignore the exemptions. Classroom size shown is an average area. It includes 1 RR.
7.2	Science Rooms/Labs	3		347.3	1 2	95.0 120.0	335.0	12.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	106.4	425.5	1 3	130.0 90.0	400.0	25.5	
7.4	Gymnasium (incl. gym storage)	1		633.6	1 1	595.0 60.0	655.0	-21.4	
7.5	Library/Resource Areas	2		330.3	1		281.3	49.0	
7.6	Administration/Staff, Physical Education, Storage Areas			567.2			585.9	-18.7	
7.7	CTS Areas								
	7.7.1 Business Education	1		85.0	1		115.0	-30.0	
	7.7.2 Home Economics	1		143.7	1		160.0	-16.3	
	7.7.3 Industrial Arts	1		342.9	2		280.0	62.9	
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2144.6			1344.7	799.9	
	<b>Overall Space Adequacy Assessment</b>			6049.4			5196.9	852.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE