

School Name:	SEXSMITH SECONDARY SCHOOL				School Code:	1108
Location:	SEXSMITH				Facility Code:	1823
Region:	NORTH				Superintendent:	Mr. Gerald Mazer
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33				Contact Person:	
					Telephone:	(780) 532-8133
Grades:	VII - XII				School Capacity:	705
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (sq.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>	1954	2	936.40	Wood frame construction over Crawlspace. Wood roof structure with conventional built-up roofing. Stucco exterior façade.	Modernized in 1989.	
<b>Additions/ Expansions</b>	1960	2	1106.0	Slab on grade with masonry load bearing walls. Conventional built-up roofing on wood structure. Stucco exterior façade.	7 air handling units provide ventilation for whole school. Heat is provided by heating coils in the ductwork, and perimeter radiation throughout utilizing a hot water heating system. System extended throughout school.	
	1963	1	696.8			
	1966	1	2229.6			
	1989	1	2134.5	Wood frame construction over Crawlspace. Wood roof structure with metal deck and conventional built-up roofing. Stucco exterior façade.		
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1989	ALL	4698.00	Exterior upgrading including windows with some interior functional changes. Major upgrade.	Central air handling system and hot water heating system installed.	
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	NONE					
List of Reports/ Supplementary Information	Roof Inspection Report, September 1995. 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 27, 1999. Titan Electric & Controls Ltd.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Excessive ground water. - Outdoor athletic areas and equipment are required. - Plug-ins for staff parking is required.	\$ 84,000.00
2	Building Exterior	- Re-roof portions of 1963 and 1966. - Miscellaneous painting of various site items. - Repairs and upgrading door/window hardware.	\$ 78,000.00
3	Building Interior	- Flooring delaminating (further investigation is required). - Doors/hardware, walls, ceilings and millwork repairs.	\$ 189,100.00
4	Mechanical Systems	- Requires backflow prevention on main water supply. - Balancing air handling systems is difficult, owner is investigating. - Temperature of air from some air handling units is cold, owner is investigating.	\$ 27,000.00
5	Electrical Systems	- School electrical, lighting and life safety systems are in good condition. - One Exit sign required in the Kitchen.	\$ 400.00
6	Portable Buildings	N/A	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Deficiency -294.1	
	7.2 Science Rooms/Labs	Surplus 146.5	
	7.3 Ancillary Areas	Surplus 67.3	
	7.4 Gymnasium	Deficiency -81.6	
	7.5 Library/Resource Areas	Deficiency -139.3	
	7.6 Administration/Staff Areas	Surplus 68.7	
	7.7 CTS Areas	Deficiency -40.0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 416.7	
	Overall School Conditions & Estim. Costs		\$ 378,500.00

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	<b>Football field requires upgrading and resurfacing</b>	\$ 40,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Old equipment. <b>Install new equipment as required.</b>	\$ 20,000.00
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	Site accessories are adequate. However, <b>requires painting. Paint accessories as required.</b>	\$ 2,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Drains away from building. Areas have been re-graded and resurfaced in 1999. However, <b>additional drainage swales required in other areas.</b>	\$ 10,000.00
1.1.7	Evidence of sub-soil problems.	4	Subsoil problems - Excessive ground water has required additional sump pumps to be installed in crawlspaces. Concrete floor in greenhouse has cracks.	
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	Asphalt - surface in fair condition, puddling in areas.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-road bus drop-off.	
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	Adequate numbers of parking. Requested an additional 40 plug-ins for staff parking.	\$ 12,000.00
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).	4	Asphalt - surface is in fair condition.	
1.3.4	Layout and safety of sidewalks.	4	Interlocking paving stones/concrete sidewalks - good drainage. Areas have been reworked in 1999	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Interlocking paving stones/concrete sidewalks - good drainage. Areas have been reworked in 1999	
1.3.6	Curb cuts and ramps for barrier free access.	4	Grade level access to school.	
Other		N/A	N/A	
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$ 84,000.00

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	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	<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>		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	1963 1966	As per roofing report areas recommended for re-roof. As per report repair areas, re-roof as required.	\$ 57,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Fair condition, requires paint - <b>paint as required.</b>	\$ 2,000.00
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).	3	1960	Skylight system leaks. <b>Investigate location of leak and repair as required.</b>	\$ 2,000.00
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	Stucco cladding is in fair condition. No concerns at time of survey.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	ALL	Flashing requires repairs in areas. <b>Repair flashings as required.</b>	\$ 3,000.00
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	Door paint is stained - <b>paint doors and frames as required.</b>	\$ 5,000.00
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 is required in areas.</b>	\$ 3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	<b>Electric door operator required for handicap access</b>	\$ 5,000.00
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>	\$ 1,000.00
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					\$ 78,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	ALL	Generally in fair condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	Flooring has delaminated in corridors/classrooms. Further investigation is required to determine cause. <b>Install new floor finishes as required.</b>	\$ 150,000.00
3.2.2	Wall materials and finishes.	3	ALL	In fair condition. However, <b>areas around slop sinks require to be upgraded. Upgrade walls in janitor's rooms to ceramic tiles as required and paint as required.</b>	\$ 6,000.00
3.2.3	Ceiling materials and finishes.	3	ALL	Generally in fair condition. <b>However, water stained tiles in various locations. Replace ceiling tiles as required.</b>	\$ 1,000.00

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.	3	ALL	Doors and hardware are in fair condition. <b>2 sets of doors are required.</b> Various doors require adjusting. Provide and install hardware and key as required.	\$ 4,000.00
3.2.5	Millwork	3	ALL	Adequate amount of millwork for the school programs and is in fair to good condition. <b>Laminate resurfacing is required in various rooms. Millwork locks are required in places.</b> Repair countertops as required and install locks as required.	\$ 15,000.00
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. However, <b>3 classrooms require whiteboards.</b>	\$ 1,600.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	ALL	No concerns at time of survey.	
3.2.8	Washroom materials and finishes.	3	ALL	Quarry tile, and sheet flooring in fair condition. <b>However, seams have opened in sheet flooring.</b> <b>Repair flooring as required.</b> Walls and ceilings are in fair condition.	\$ 1,000.00
Other		N/A		N/A	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>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</b>  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 -sprinklered building.	
		3	ALL	Some doors require door astragals. Some conduit penetrations require to be sealed.	\$ 3,000.00
		4	ALL	Material are acceptable.	
		4	ALL	Acceptable.	
		3	1989	Provide and install barrier free access door operator as required.	\$ 5,000.00
		F.I.	ALL	Information not available.	
		3	ALL	Recess protruding electrical items in the gym. Air quality is of concern. Further investigation is required.	\$ 2,500.00
		N/A		N/A	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$ 189,100.00</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
<b>4.1</b>	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	ALL	Surface drainage. Catch basin for courtyard 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	
<b>4.2</b>	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4	ALL	Fire hydrants. Siamese connection on south-west side of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	ALL	Sprinklered throughout building. Back-up diesel fire pump.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	Hand extinguishers throughout building. Fire blankets in CTS Room.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	ALL	Flammable storage under fume hoods in Science Labs.	
Other		4		Kitchen Hood has fire suppression.	

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 supply. Pressure and volume are adequate.	
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 supply.</b> Reduced pressure valve on the boiler feed valve.	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Good.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	ALL	Replaced as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	ALL	Two domestic hot water heaters c/w recirculation. Adequate storage. Some corrosion on inlet and outlet pipes.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal sanitary system. Two sump pits to drain crawl space. First sump pit under Gym pumped through check valve to sanitary. Second sump pit in S.E. corner pumped to catch basin drain.	
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	Perimeter radiation throughout - very reliable. Exception: CTS classrooms have unit heaters.	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Pneumatic thermostats for rooms and pneumatic actuators for dampers and valves. Upgraded to be controlled by a DDC Management System.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1989	Combustion air in boiler room has coil for tempering incoming air.  Combustion air damper for diesel fire pump.	
4.4.4	Treatment of water used in heating systems.	4	1989	Water tested regularly and treated with "AquaGuard" when required.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1989	All in good condition. Protector relay on the ignition system.	
4.4.6	Heating air filtration systems and filters.	4	1989	Filters changed regularly.	
4.4.7	Heating humidification systems and components.	N/A		None.	



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	Good condition; parallel pumps for hot water heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	All piping insulated and in good condition.	
4.4.10	Heat exchangers.	4	ALL	Good.	
4.4.11	Heating mixing boxes, dampers and linkages.	3	ALL	Balancing air systems is difficult. Owner has budgeted to replace dampers and rebalance system.	\$ 25,000.00
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.	ALL	Temperature of air systems without reheat coils is cold (AHU-1, AHU-2, AHU-3 & AHU-4). Owner is currently investigating situation.	
4.4.13	Zone/unit heaters and controls.	4	1966	Unit heaters in CTS Rooms with line voltage thermostats.	
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	7 air handling units provide ventilation for 7 main sections of the building. There are also 2 RTU for the CTS Shop, 1 small AHU for the greenhouse and a RTU for the Hallway of the original 1954 2nd Floor.	
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. Library -----700 PPM Results: Fresh air seems to be sufficient, however due to balancing problems mentioned in item 4.4.11, some rooms may not be getting sufficient air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		See item 4.4.12 and 4.5.2	
4.5.4	Exhaust systems capacity and condition.	4	ALL	Gym exhaust fan decommissioned. Air is instead exhausted through the crawl space. Cafeteria and washroom exhaust is good.	
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	ALL	Kitchen has hood exhaust system for cooking area and hood exhaust for dishes. CTS has dust collection system and exhaust for typical CTS activities. Science Labs. have fume hoods; Home Economics has range exhaust.	
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).	4	ALL	Original pneumatic system tied into newer DDC management system.	
4.5.8	Air filtration systems and filters.	4	ALL	Filters changed regularly.	
4.5.9	Humidification system and components.	N/A		No humidification system in this school.	
4.5.10	Heat exchangers.	4	ALL	Good.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	ALL	Good. See Item 4.4.11.	
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).	4	1954	RTU Unit has a cooling section supplying the Hallway.	
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	ALL	DDC Controls tied into original pneumatic control system with typical energy management features.	
Overall Mech Systems Condition & Estim. Costs					\$ 27,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	<b>Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5		Main service is 800 Amp, 347/600 V with two 225 kVA step-down transformers for 120/208 V. System has spare capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		Exterior lighting around building is adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		Car plug-ins from two panels, controlled by temperature and timer. Total of 21 stalls present c/w 2 ccts each.	
	Other	N/A		N/A	
5.2	<b>Life Safety Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4		Fire Alarm by Edwards 8500 is in good condition but it does not have visual signal appliances.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Lighting Battery Packs and Heads are all over school. In good condition.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Exit Signs are retrofitted. <b>Kitchen Area requires Exit Sign.</b>	\$400.00
	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		No surge protection installed on main service.	
5.3.2	Panels and wireways capacity and condition.	5		347 V and 208 V panels have good spare capacity in them and are in good condition.	
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.	5		Wiring is installed are per good Trade practice.	
5.3.5	Motor controls.	5		Magnetic starters and disconnects are in 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).	5		New lighting system retrofitted. Light levels are adequate.  Classrooms: 400 lux Industrial Arts: 400 lux Comp. Room: 350 lux Admin: 450 lux Home Economics: 450 lux Gym: 400 lux Library: 450 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		Ballasts are electronic 347 V, new.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		HVAC energy efficiency by Siemens. Lighting energy efficiency by Honeywell.	
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		Meridan telephone system installed. In good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Petcom Intercom system tied to Meridian system.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 network cabling used.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Installation as per good Trade practice.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Installed in secured areas in good location.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5		Computer equipment and network equipment connected to dedicated ccts.	
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).	5		Video surveillance using Sanyo equipment - in good condition.	
5.6.2	Intrusion alarms (if applicable).	5		Motion detectors and door contacts.	
5.6.3	Master clock system (if applicable).	5		By Rauland, digital numeral. In good condition.	
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).	5		Manufactured by Savaria, rated for 450 lb at 20 ft/min. Accessed by keylock or remote control.	
5.7.2	Condition of elevators/lifts.	5		In good condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	5		General area lighting is adequate.	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$400.00

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>			\$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12	75.49	905.9	15	80.0	1200.0	-294.1	Calculations for a new facility are based on a mixture of Junior High and Senior High students. This school is rated as 705 Total Capacity (including 80 in Home Ec., IA & Vocational Ed.) with exemptions totalling 15. Our calculations ignore the exemptions. Classroom size shown is an average area. It includes 2 SED's that have been counted as 1 CR for the purposes of our calculations and to reach the capacity rating of 705, shown in the Utilization report.
7.2	Science Rooms/Labs	4		506.5	3	120.0	360.0	146.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7	85.33	597.3	2 3	130.0 90.0	530.0	67.3	Additional area (not counted) is located on a mezzanine
7.4	Gymnasium (incl. gym storage)	1		815.4	1 1	815.0 82.0	897.0	-81.6	
7.5	Library/Resource Areas	1		187.0	1		326.3	-139.3	Additional area (not counted) is located on a mezzanine
7.6	Administration/Staff, Physical Education, Storage Areas			804.7			736.0	68.7	
7.7	CTS Areas								
	7.7.1 Business Education	2		177.0	2		230.0	-53.0	
	7.7.2 Home Economics	2		360.1	2		260.0	100.1	Includes Vocational Ed. & Cafeteria Kitchen
	7.7.3 Industrial Arts	2		567.9	2		655.0	-87.1	
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2181.5			1764.8	416.7	Includes a 96.7 sq. m. stage open to gym that isn't capacity rated.
	<b>Overall Space Adequacy Assessment</b>			7103.3			6959.0	144.3	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE