	School Name:	Wetaskiwin Composite High School				School Code:	3144
	Location:	Wetaskiwin				Facility Code:	686
	Region:	CENTRAL				Superindendent:	Dr. Hal Kluczny
	Jurisdiction:	Wetaskiwin Regional School Division No. 66				Contact Person:	Bryan Rabel
						Telephone:	(780) 352 - 6018
	Grades:	10 thru 12				School Capacity:	1045

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	1955	2	4352	Masonry, Flat - 4 ply BUR. Masonry, stone, metal siding	Upgraded to present system	Mini plans and data sheet need to be updated. Last update 1990.
Additions/ Expansions	1962 1965 1977 1989	1 1 1 1	2198 5733.98 371.6 1360.8	**Same as above** **Same as above** **Same as above** **Masonry, metal & 2 ply mod., masonry & metal siding**	School systems: 3- SFHE BLRS supre Hot (Ex-4) 2- C.I. Boilers - BLRS (Poor-2) 6 - FA Supply Fans (Ex-4) 6 - FA Supply Fans HWH (Ex-4) 6 - FA gas Fired MUA (fair-3), 2- FA SA Fans (Poor-2) 2- RA Fans (Poor-2) 1- FA supply Fan (Ex-4)	**School Requires a Major Modernization**

Evaluator's Name & Company:	R. Ashley / Riddell Kurczaba Arch.

Upgrading/ Modernization (identify whether minor or major)	1963 (1980) . 1955 1962 (1989)	. 1 . . 2 1	. 419.7 . . (i) 95.7 (ii) 2177.5	Combustible. Construction . . Combustible. Construction Combustible. Construction	Mech. Upgrades . . Mechanical Upgrades	Minor Modernization - A/M/E . . Minor Modernization - A/M/E Major Modernization - A/M/E
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N.A					
List of Reports/ Supplementary Information	Roof Report Mini-Plans (dated 1990) Asbestos Audit, No Code Review Report Maintenance /Evaluation Report Standard Assessment and Utilization Report					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Site conditions are fair condition - on-site roadways/ parking surfaces, site drainage, landscaping need upgrades.	$ 196,000.00
2	**Building Exterior**	Exterior is in good condition, Except roof and gutters need upgrades.	$ 143,800.00
3	**Building Interior**	Interior finishes are fair condition - upgrades needed (painting, ceiling, flooring, WR partitions, millwork repair) to replace damaged elements, reduce maintenance and improve appearance.	$ 274,000.00
4	**Mechanical Systems**	The building is heated by five boilers (two systems). They are in reasonable condition. Ventilation is provided by a number of air handlers, six units are new, five require replacement.	$ 1,447,000.00
5	**Electrical Systems**	Existing system is in poor condition and major upgrades are required to meet code and allow for new life cycle.	$ 750,500.00
6	**Portable Buildings**	N/A	$ -
7	**Space Adequacy:**		$ -
	7.1 Classrooms	(- 225) Fair - Short classrooms, small in size (~68m2)- tight for 30+ students. Limited storage.	$ -
	7.2 Science Rooms/Labs	(- 302) Fair - layout -poor (teacher monitoring lab stations).	$ -
	7.3 Ancillary Areas	(380) Good	$ -
	7.4 Gymnasium	(- 213) Good to fair, except weight room - no ventilation, inadequate storage.	$ -
	7.5 Library/Resource Areas	(- 82) Fair, small, too much air movement	$ -
	7.6 Administration/Staff Areas	(- 90) OK, inadequate storage,	$ -
	7.7 CTS Areas	(529) Good to Fair - some areas too small for class sizes.	$ -
	7.8 Other Non-Instructional Areas (incl. gross-up)	(3044) Good - no student gathering area, cafeteria, change rooms, and only 1 staff washroom. Inefficient circulation plan reduces usable area.	$ -
	Overall School Conditions & Estim. Costs	Net Space Surplus: (+) plus 3021 sq.m., although larger than recommended standards, plan inefficiencies reduces usable area.	$ 2,811,300.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Small site (only 2.05 acres of grass area), bounded on three sides by city streets. School has access to City owned facilities.	
1.1.2	Outdoor athletic areas.	4	Access to off-site community facilities: football/track field, ball diamond, curling rink, indoor pool and skating rink.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	3	Minimal, grass area At southwest corner of site could be developed into outdoor sitting area (outdoor SGA).	$ 24,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Few site accessories.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	RWL dump water on ground with high water table (moisture problem), need weeping tiles to storm sewer.	$ 60,000.00
1.1.7	Evidence of sub-soil problems.	3	High water table.	see 1.1.6
1.1.8	Safety and security concerns due to site conditions.	4		
Other				

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	Safety issues, proximity to busy roads a concern: congestion, traffic flow problems, pedestrian Vs auto conflicts-esp. around student parking area. Upgrade, after layout plan developed, see 1.1.1.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt and gravel. Replace broken up paving on east side of school.	$ 20,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site drop off (city street @ school-side).	
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	4		
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).	2	Sufficient parking, but only plug-ins for 1/3 of staff, see elec..	cost in 5.1.3
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Asphalt, repair north parking lot surface and replace damaged eastside parking/apron	$ 80,000.00
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Repair sections of sidewalk cracked, spalling. (City sidewalks in poor condition also)	$ 12,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4		
Other				
	Overall Site Conditions & Estimated Costs			$ 196,000.00

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).	3	1955	Second floor -wood framed floor is springy, requires structural analysis, Possible impact noise problem below. Other areas in good condition.	$ 15,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	OK	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Appears OK.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.***		**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**	All	1955 - Sloped Metal (10 years old), Original 4 ply BUR covered 1989 - repair leaks. 1962 - Sloped Metal (10 years old), Original BUR covered 1989, many holes in roof panels, repair 1965 - 2 Ply Mod (2 to7 years old), new roof OK. The remaining sections with original 4 ply BUR (~34 years old) to be replaced, 1972 - 2 Ply Mod (3 years old), original 4 ply BUR replaced 1997 - OK 1989 - Sloped Metal (10 years old), Original - OK	$ 60,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	All	Replace under sized gutters.	$ 4,800.00
2.2.3	Control of ice and snow falling from roof.	3	1955 1962	Ice damage to gutters, ice/snow falling off roof - replace gutters, add snow stops. Prevent ice build-up on roof edge - electric de-icers at worst locations.	$ 26,000.00
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	All	Masonry -Brick, stone and metal siding are in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Metal fascia/soffits - OK.	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	Ice built-up on west entry, otherwise OK..	see sections 2.2.3 & 2.2.1
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Water over shoots gutters, need large gutters, see 2.2.3. RWL discharge saturates ground - reroute to storm sewer (weeping tiles/internal connection). Otherwise OK.	$ 36,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1962 1955	Water stained ceiling tiles. Old water stains on ceiling, replace tiles	$ 2,000.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	**Exterior Doors and Windows**		**Bldg. Section**	**Description/Condition**	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Metal , except four (4) wood doors.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	OK	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	OK	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum frame windows in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All		
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$ 143,800.00

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	Masonry, GWB wall are OK, school needs painting see 3.2.2.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	55/62	Some ridging in floors (tiles not cracked) and second floor (1955) springy. Otherwise OK.	see 2.1.1
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	2	All	Sheet vinyl ,12x12 &9x9 tile, wood flooring, ceramic tile -OK, except replace worn carpets	$ 64,000.00
3.2.2	Wall materials and finishes.	2	All	Masonry (painting), GWB (painting and minor patching) and vinyl panels (cleaning) .	$ 118,000.00
3.2.3	Ceiling materials and finishes.	2	1955	Replace existing 2x4 susp. ac. panels (dark, stained, damaged) in 1955 corridors with 2x2 grid and tougher tiles (< 8' to U/S ceiling). Otherwise GWB and 2x4 susp. panels (except 1955 above) are OK.	$ 48,000.00

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	Majority wood doors, few metal	
3.2.5	Millwork	2	1962	Science millwork needs some repairs (delimitation, etc). Otherwise OK.	$ 12,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	OK	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	All	Test material strength (safety) of heavy hoists, etc in CTS areas, school has safety concerns. Otherwise OK.	$ 8,000.00
3.2.8	Washroom materials and finishes.	2	All	Replace/repair damaged partitions, otherwise finishes (ceramic tile/ masonry/ GWB) in good condition	$ 18,000.00
Other					

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 required.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	combustible/non-combustible, non-sprinklered * (* there are portions of the school with sprinklers - but not school wide).	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	All	Whole school code review required, fire separations appear to be in place.	$ 6,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All		
3.3.4	Exiting distances and access to exits.	4	All	Appears OK, see 3.3.2	
3.3.5	Barrier-free access.	4	All	Has elevator and HC washrooms	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Hazardous Material Report , managed-in-place policy with on going removal progressing as funding become available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Poor Air Quality, poor ventilation/ air volume too much , not enough. See mech. for costs	see section 4.0
Other	Fume Hoods in Science rooms				
	Overall Bldg Interior Condition & Estim Costs				$ 274,000.00

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	**1955 to 1989**	**Storm roof drainage to city sewer. Manhole for storm. Exterior RWL freeze.**	$0.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	**1955 to 1989**	**No irrigation. Some exterior hose bibbs. Install vacuum breaker on hose bibbs.**	$3,000.00
4.1.3	Outside storage tanks.	N/A	**1955 to 1989**	**No outdoor tanks.**	$0.00
Other		1	**1965**	**Vocational boiler room is in the basement. There is a serious water problem. From a waterspring and underground water. **This is urgent and must be corrected.**	$50,000.00
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4	**1955**	**One fire siamese on the building. No fire hydrants on site.**	$0.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	**1955**	**1993 renovation area has fire sprinkler system (approx. 10% of the school area). The remainder of the school is not sprinklered. Further investigation required.**	cost in 3.3.2
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	**1955 to 1989**	**There are portable fire extinguishers located throughout the school**	$0.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	**1955 to 1989**	**No flammable storage cabinets.**	$5,000.00
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	1955 to 1989	City water supply. Pressure and volume are good. Water quality is reasonable.	$0.00
4.3.2	Water treatment system(s).	N/A	1955 to 1989	No water treatment	$0.00
4.3.3	Pumps and valves (including backflow prevention valves).	4	1955 to 1989	Backflow preventors are on the water make-up to heating systems. No water pumps.	$0.00
4.3.4	Piping and fittings.	4	1955 to 1989	Water - copper pipe. Lead solder could be present in the copper pipe soldered joints. Sanitary - cast iron with some recent plastic. Flow problems. Storm - cast iron. Further investigation required.	$0.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1955 to 1989	Water closets - flush valve. Urinals - flush valve. Counter sinks - stainless steel with metering faucets. Good fixture condition.	$0.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1955 to 1989	Vocational/Shop - two gas DHWT. 1955 addition - tow gas DHWT. Kitchen mezzanine fan room - two gas DHWT. Recirculation pump on each DHWT system. *Tank capacity reasonable, good condition. Replace DHWTanks.	$30,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1955 to 1989	Sanitary to City sewer. Storm to City sewer. **Sanitary sewer has had blockage problems.	$30,000.00
Other		3	1955 to 1989	Kitchen grease interceptor has problems.	$5,000.00

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).	3	1955 1965	Vocational/Shops (1965) have two gas boiler 2,380,000BTU input each. West 1955 classroom block has three gas fired boilers. 3,000,000 BTU input each. Boilers back each other. Condition unknown. Boilers have exceeded their life expectancy. Replace boiler with energy efficient boilers.	$250,000.00
4.4.2	Heating controls (including use of current energy management technology.	3	1955 to 1989	No EMCS in the 1965 vocational/shops. EMCS is installed in the classroom academic areas. (Delta Controls). Install EMCS in the 1965 addition.	costed in 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	1	1955	Combustion air is provided to each boiler room. **West 1955 boiler room combustion air has a problem - lack of outdoor air. Install proper combustion air system for 1955 boiler room.	$20,000.00
4.4.4	Treatment of water used in heating systems.	4	1955 to 1989	Chemical treatment is used on both heating systems.	$0.00
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1955 to 1989	LWCO/relief valves are installed on each boiler. No boiler failure alarm.	$0.00
4.4.6	Heating air filtration systems and filters.	4	1955 to 1989	Low efficiency filters.	$0.00
4.4.7	Heating humidification systems and components.	N/A	-	No humidification.	$0.00

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).	3	1965 1977	Vocational/shop piping system is old. There are circulation problems. This piping serves 30% +/- of the school. Poor condition of pipes. West 1955 piping system appears reasonable. Piping requires balancing. Internal pipe condition unknown. Replace piping system.	$300,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4	1965 1977	Heating pipes are insulated - fair condition. Ductwork is not insulated.	$0.00
4.4.10	Heat exchangers.	3	1965 1977	Vocational/shop area has gas fired ventilation units throughout. Due to their age, the exchangers could be cracked. Must check all. Replace with an approved system.	$521,000.00
4.4.11	Heating mixing boxes, dampers and linkages.	3	1965	Vocational/shop and classroom block ventilation units are old and dampers/linkages have problems. Replace with approved system.	costed in 4.4.10
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1955 to 1977	No known or identified problems.	$0.00
4.4.13	Zone/unit heaters and controls.	4	1955 to 1977	Projection heater in vocational/shops controlled by electric thermostat (starts fan). Force flows at building entry have electric thermostat. **Overheating at entrys, no EMC.	$0.00
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.	3	1955 1965	Refer to Part IV, Additional Notes and Comments - Mechanical Systems, section 4.5	costed in 4.4.10
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	-	Unknown outside air.	costed in 4.4.10
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	-	Not known - requires detailed review.	$5,000.00
4.5.4	Exhaust systems capacity and condition.	4	1955 to 1989	Washroom exhaust systems are good - no known problems.	$0.00
4.5.5	Separation of out flow from air intakes.	4	1955 to 1989	No known or identified problems.	$0.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1955 to 1989	Kitchen exhaust system condition and conformance to code unknown.	$0.00
Other		3	1965	Dust extractor systems (four) are 100% recirculation. Health problems. It may not comply with current codes. Paint booth exhaust volume unknown. Car paint booth air volume unknown. **There is no general exhaust in shops. Welding exhaust could be a problem.	$30,000.00
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	3	1965	Vocational/shops (1965) do not have EMCS. Academic/classroom areas have an EMCS. **Vocational/shops system should have EMCS>	costed in 4.7
4.5.8	Air filtration systems and filters.	4	1955 to 1989	Low efficiency filters.	$0.00
4.5.9	Humidification system and components.	N/A	1955 to 1989	No humidification.	$0.00
4.5.10	Heat exchangers.	3	1965	Vocational/shops ventilation air and make-up air unit may have heat exchanger problems. Replace ventilation system in shops.	costed in 4.4.10
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1965	Vocational/shops ventilation air and make-up ductwork internal is dirty (health problems). Their duct should be abandoned and new approved above floor systems installed. Replace ventilation system in shops.	costed in 4.4.10
Other		3	1965	Vocational/shops classroom area ventilation ducts are underground. There has been water in these ducts. **Poor/bad condition. Vocational/shops ventilation/make-up air units and classroom ventilation unit mixing/linkages - **Poor condition. Replace ventiltion system.	costed in 4.4.10

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).	3	1965	No Cooling. There is an abandoned water chiller (1965) on site that has never worked according to school personnel. Leave abandonded but remove refrigerant cooling coils from the air handling unit.	$15,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A	-		$0.00
4.6.3	Cooling system controls (including use of current energy management technology).	N/A	-		$0.00
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A	-		$0.00
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	1965 1977	Yes there is an EMCS in this shoal (Delta Controls). The EMCS serves all of the school heat/vent systems except for the vocational/shops building area. Install EMCS for new systems in the 1965 / 1977 additions.	$183,000.00
	Overall Mech Systems Condition & Estim. Costs				$1,447,000.00

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**		**Underground, 347/600 volt, 3 phase, 4 wire, 1200 amp fuse, 75% of life cycle.**	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	**3**		**Refit entrance incandescent recessed fixtures with new. Add lighting to parking lot.**	**$10,000.00**
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	**3**		**Minor repairs - add stalls for staff. 26 stalls with outlets (existing).**	**$12,000.00**
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).	**2**		Add visual strobes, increase audible coverage. 40 bells, 80 strobes.	$40,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	**4**			
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	**3**		Some key locations missing.	$2,500.00
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.	1		None.	$1,500.00
5.3.2	Panels and wireways capacity and condition.	2		Obsolete equipment at end of life cycle - replace.	$60,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		UPS for emergency lighting.	
5.3.4	General wiring devices and methods.	2	1955	Original building wiring brittle and failing.	$45,000.00
5.3.5	Motor controls.	2		Some equipment obsolete - replace.	$25,000.00
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).	3		Building management system sheds load on lighting and reduces illumination levels below recommended. Refit with T-8 technology to achieve reduced consumption.	$350,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A			
5.4.3	Implementation of energy efficiency measures and recommendations.	N/A		See 5.4.1.	
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		Meridian.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		P.A. system new in 1991. (Rauland)	
5.5.3	Network cabling (if available, should be category 5 or better).	2		Category 5 compromised by installation. Install structured system.	$200,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	2		Not in conduit	Cost in 5.5.3
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		No specific rooms, piecemeal.	Cost in 5.5.3
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		Piecemeal - no structure	Cost in 5.5.3.
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).	**3**		One interior camera (discreet).	$4,500.00
5.6.2	Intrusion alarms (if applicable).	**4**			
5.6.3	Master clock system (if applicable).	**N/A**			
Other	General maintenance.				
5.7	**Elevators/Disabled Lifts (If applicable)**				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	**1955**	**4**	Elevator was part of 1989 modernization, access to second floor 1955 section, appears OK.	
5.7.2	Condition of elevators/lifts.		4	Appears to be in good condition	
5.7.3	Lighting and ventilation of elevators/lifts.		4	Appeared to be adequate	
Other					
	Overall Elect. Systems Condition & Estim Costs				$750,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		N/A	
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			$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms+ SED CR	22	~75	1695	24	80	1920	-225	Storage needed.
7.2	Science Rooms/Labs + prep rooms(26)	3	81 95 113	298	5	120	600	-302	Perimeter lab stations - teacher can not monitor students. Need prep/storage areas.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	7	86 to 226	1000	2 4	130 90	620	380	
7.4	Gymnasiums - 2, (incl. gym storage and stage)	1 1 1 1	672 376 115 49	1212	1 1	1325 100	1425	-213	Insufficient storage, weight room too small, poor ventilation
7.5	Library/Resource Areas	1	386	386	1	468	468	-82	Mech. system noisy/breezy/cold
7.6	Administration/Staff, Physical Education, Storage Areas,	1 1 1	539 267 94	900	1	990	990	-90	Lacks enough (appropriate) storage areas, using auto body shop.
7.7	CTS Areas								
	7.7.1 Business Education	6	68 to 138	595	3	115	345	250	
	7.7.2 Home Economics	1 1	134 115	249	1 1	160 100	260	-11	No space for textiles program.
	7.7.3 Industrial Arts / other	1	285	285	1	280	280	5	
	7.7.4 Other CTS Programs VED	6	108 to 523	2020	4	375 300 510 570	1755	265	Some room inadequate for program
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area+ SGA/ cafeteria)			5376	1 ea	1452 697 252 756	2332	3044	Upgraded infirmary area and secure record storage required. Greater than normal circulation area due to multiple additions. Plan inefficiencies reduces usable area.
	Overall Space Adequacy Assessment			14016			10995	3021	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Wall Finishes	Regular painting of schools would enhance the appearance and reduce the maintenance (easier to clean/maintain). Facilities that look good and appear to be kept up (bright, clean appearance) help foster pride in school by students, parents and community, and generally result in less vandalism.
Mechanical Systems 4.5 Ventilation System	**4.5.1. Air Handing Units Capacity Condition** **East Gym** AHU located at ceiling of shop. Unknown capacity. Poor/bad condition. Ducts under ground have had water. **** Health problems.** Replace with new above ground system. . **Vocational Shops:** Each shop has a gas fired ventilation unit. Unknown air volume. . **Heat exchanger problem.**
	Vocational Shop (IOP) has a direct fired gas make-up air unit. Heated carbon monoxide goes into the room. **** Health problems** – must remove unit and replace with an approved system. . **Wood/Construction shop:** Direct gas fired make-up air unit. Heat/Carbon monoxide goes into the room. ****Health problems** – must remove unit an approved unit. .
	Vocational/Shops Classroom areas: Air handling unit in shop mezzanine unknown air volume. Poor condition. ****Underground ducts have had water in them. Health problems. This duct system should be abandoned and a new above floor duct system installed.**
	Air Handling Unit #1 (1994), Serves library/foods/beauty 15,650 CFM, . Good condition . Supply and return fans
Mechanical Systems 4.5 Ventilation System con't...	**Air Handling Unit #2 (1994),** Serves west gymnasium 10,000 CFM, . Good condition . Supply and return fans

Evaluation Component/ Sub-Component	Additional Notes and Comments
	Air Handling Unit #3 (1994), Serves music/drama/weights 8,500 CFM, . Good condition . Supply and return fans
	Air Handling Unit #4 (1994), Serves north classroom block, second floor and main floor. 24,000 CFM, . Good condition . Supply and return fans
	Air Handling Unit #5 (1994), Serves general offices, science and math classrooms 14,000 CFM, . Good condition . Supply and return fans
	Air Handling Unit #6 (1994), Serves atrium, cafeteria 15,700 CFM, . Good condition . Supply and return fans