

School Name:	Duffield School				School Code:	2204
Location:	Duffield				Facility Code:	1077
Region:	Central				Superintendent:	Dr. David Young
Jurisdiction:	Parkland School Division #70				Contact Person:	Jim Blacklock
					Telephone:	963-4010
Grades:	K - 9				School Capacity:	400
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	1954	1	240.5	Frame construction - flat roof	Hot water / central air ventilation system	
Additions/ Expansions	1963	1	736.9	Frame construction - flat roof	Hot water / central air ventilation system	
	1980	1	1076.9	Frame construction - flat roof	Hot water / central air ventilation system	
	1988	1	543.5	Frame construction - flat roof	Hot water / central air ventilation system	
					Evaluator's Name & Company:	Herve Tardif R. Saunder Architects Ltd.

Upgrading/ Modernization (identify whether minor or major)	1988	1	2140 m ²	Major Modernization of 1954, 63, and 80 wings		
Portable Struct. (identify whether attached/perma n. or free- standing/ relocatable)	1975 1976	1 1	224.7 267.8	6 portables on site, attached	Individual furnaces	
List of Reports/ Supplementary Information	Roof inspection report Reroofing schedule Small scale plans					

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	repair pavement		\$5,500.00
2	Building Exterior	replace inverted roofing, see inspection report replace pair of doors		\$53,500.00
3	Building Interior	minor interior repairs		\$1,500.00
4	Mechanical Systems	well pressure domestic hot water		\$5,000.00
5	Electrical Systems	fire alarm system lighting system phone		\$90,000.00
6	Portable Buildings	lighting system new furnaces		\$45,000.00
7	Space Adequacy:			
	7.1 Classrooms	deficient	-32.90	
	7.2 Science Rooms/Labs	deficient	-56.20	
	7.3 Ancillary Areas	deficient	-20.40	
	7.4 Gymnasium	deficient	-258.70	
	7.5 Library/Resource Areas	deficient	-74.20	
	7.6 Administration/Staff Areas	deficient	-122.00	
	7.7 CTS Areas	deficient	-102.10	
	7.8 Other Non-Instructional Areas (incl. gross-up)	deficient	-111.65	
	Overall School Conditions & Estim. Costs			\$200,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	size is adequate	
1.1.2	Outdoor athletic areas.	4	on school property, soccer	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	school equipment acceptable condition	
1.1.4	Site landscaping.	4	adequate	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	perimeter fencing - good condition; no bike stands; flag pole - good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	area south of classrooms 119, 120, 121 slopes towards building, needs regrading and splash pad	\$4,000.00
1.1.7	Evidence of sub-soil problems.	4	high water table; some seepage in crawlspace from time to time; there is a sump pump to remove the water	
1.1.8	Safety and security concerns due to site conditions.	4	no concerns identified	
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	1 access to staff parking; 1 access for buses; sidewalk from these areas to school entrances provided, good condition	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	paved - fair condition; big crack in parking lot pavement, repair	\$1,500.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	on site, south side of school	
1.2.4	Fire vehicle access.	4	accessibility all around provided via paved area and grassed area	
1.2.5	Signage.	4	school, parking, buses - provided	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	1.3 Parking Lots and Sidewalks			
	1.3.1 Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	adequate parking for staff, handicapped stall provided	
	1.3.2 Layout and safety of parking lots.	4	good	
	1.3.3 Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	appear to drain properly	
	1.3.4 Layout and safety of sidewalks.	4	good	
	1.3.5 Surfacing and drainage of sidewalks (note type of material).	4	concrete sidewalk, drains away from building	
	1.3.6 Curb cuts and ramps for barrier free access.	4	provided	
	Other			
	Overall Site Conditions & Estimated Costs			\$5,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.1 Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	2.1.1 Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	wood structure, minor sign of settlement between 1988 & 1980 wing, 1988 & portables - not a concern	
	2.1.2 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	frame construction and concrete blocks - no apparent problems	
	2.1.3 Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	glulam and wood deck, steel joists and deck - no apparent problems	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.2 Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</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	1988	inverted roof, problems with leaks, schedule for re-roofing in 2000 - see report	\$50,000.00
	2.2.2 Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	all appear to be in acceptable condition	
	2.2.3 Control of ice and snow falling from roof.	4	All	flat roof, no problems	
	2.2.4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1963	plastic skylights, no apparent problem	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.3 Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	2.3.1 Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	brick veneer and stucco, some repair work to stucco is apparent, associated with wear and tear	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	stucco fascia at entrance, metal soffits and flashing, appear to be in fair condition	
	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	stucco and brick veneer over concrete block and wood frame, no apparent problems	
	2.3.4 Interface of roof drainage and ground drainage systems.	4	All	R.W.L. and splashpads, drain away from building	
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	concrete blocks and gypsum board on wood studs, no apparent problems	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.4 Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	2.4.1 Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	solid core wood door and pressed steel frame - face veneer damaged - replace East door 1980 wing	\$3,500.00
	2.4.2 Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	hardware in acceptable condition, operate properly	
	2.4.3 Exit door hardware (i.e., safety and/or code concerns).	4	All	exit hardware, acceptable condition, operate properly	
	2.4.4 Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum window, good condition; wood windows, acceptable condition	
	2.4.5 Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	window hardware, good condition, operate properly	
	2.4.6 Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	stucco and brick veneer over wood studs, no apparent problems	
	Other				
Overall Bldg Exterior Condition & Estim Costs					\$53,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1963 1980	crack between stud wall and concrete block wall interface between 63 & 80 addition. No other apparent problems, repair	\$1,500.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1954 1963 1988	some settlement at interface between 1988 - 1954 & 1963 wing. Not a major problem	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	All	carpet in classrooms, sheet flooring in corridor, ceramic tiles in washroom, hardwood floor in gym - good condition	
3.2.2	Wall materials and finishes.	4	All	concrete block painted, drywall - acceptable condition	
3.2.3	Ceiling materials and finishes.	4	All	suspended 2' x 4' T-bar, drywall, sprayed texture (medium), exposed glulam and wood deck (gym) - acceptable condition	

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	solid core wood door and pressed steel frame - good condition	
	3.2.5 Millwork	4	All	birch plywood natural, plywood painted - good condition	
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	greenboard and tackboards	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1963	gym; scoreboard, 6 basketball hoop, climbing rope - good condition	
	3.2.8 Washroom materials and finishes.	4	All	floor - 2" x 2" ceramic tiles, walls - 4" x 4" ceramic tiles, full height of wall, ceiling - drywall ceiling - good condition	
	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.		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	combustible and non combustible, not sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	appear to be in place	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	appear to be in place	
3.3.4	Exiting distances and access to exits.	4	All	Appear to be compliant	
3.3.5	Barrier-free access.	4	All	provide at entrances, in washrooms; floor is at same level throughout.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	no concerns identified, hazardous materials were dealt with during 1988 modernization	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	no health hazard related to air quality identified	
Other					
Overall Bldg Interior Condition & Estim Costs					\$1,500.00

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).	2	All	Surface site drainage was found deficient in one major area. The rainwater leader going out the south side of classrooms 119, 120 and 121 sloped back towards the building and considerable moisture migrates into the crawlspace. The area needs re-grading and an extended splashpad.	See 1.1.6
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	No irrigation systems were installed. Exterior hose/bibs are non-freeze, key locking and in good condition.	
4.1.3	Outside storage tanks.	4	All	The outside fire water storage tank is in good serviceable condition.	
	Other				
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	5	All	Siamese connections to the fire water storage tank are functional, useful and ready for operation. No fire hydrants are available in the town.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	All	No hose, stand pipe, pumps, sprinklers or CO2 systems are provided for the school. The underground fire water storage tank appears in good condition along with above ground provisions.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Portable wall hung extinguishers are located throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	All	No special situation areas such as flammable storage or CTS areas on site. The science lab program did not require special fire suppression systems.	
	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	All	Domestic water was supplied from a well. Pressure of the domestic water system was near 40 PSI. Volume and water quality was satisfactory.	
4.3.2	Water treatment system(s).	4	All	Domestic water system treatment consisted of primary, filtration, two reverse osmosis units (one at the time of review was not operational), two water reservoirs (one only was being utilized) and two downstream UV sterilization units.	
4.3.3	Pumps and valves (including backflow prevention valves).	2	All	The well pressure pumps are old and becoming unreliable. Backflow protection was satisfactory. Both pressure pumps need to be replaced.	\$4,000.00
4.3.4	Piping and fittings.	3	All	School domestic water piping is in good condition. Some piping near the domestic pressure pumps is in poor and rusted condition and needs to be replaced.	\$1,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	5	All	Plumbing toilets, urinals, sinks and other fixtures are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All	Domestic hot water storage tanks and recirculation systems are in good condition and capable to supply school needs.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary sewers are connected to the municipal system and capacity is adequate. Storm for the school is by site drainage and is satisfactory.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4 Heating Systems			<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	5	All	The school is heated by two boilers which remain reliable and adequate to meet building needs. Some backup capacity exists if only one boiler were operational.	
4.4.2	Heating controls (including use of current energy management technology).	4	All	Digital controls by Barber Colman operate the heating system and are capable of a variety of energy management systems. The system is adequate for school needs and meets occupant comfort requirements.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All	Chimney and combustion air ductwork are in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All	Water treatment in heating systems is good and appears satisfactory.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cutoffs, pressure relief valves and failure alarms are in good condition.	
4.4.6	Heating air filtration systems and filters.	4	All	Base building heating is by exterior zoned radiation heaters. Central air systems have air filtered by 2" replaceable media low efficiency filters. This air filtration is good.	
4.4.7	Heating humidification systems and components.	4	All	No humidification has been provided for airhandlers.	

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).	5	All	Piping for hydronic systems in steel schedule 40 and ductwork is galvanized steel. All reviewed and appeared in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	5	All	Piping and duct insulation reviewed as in good condition. Valves were not insulated.	
4.4.10	Heat exchangers.	N/A		No heat exchangers were provided.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All	Central air handlers mixing plenums, dampers and linkages appear to operate adequately for equipment requirements.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Heat distribution in larger spaces such as the gymnasium were good and interior temperatures of walls is adequate. No signs of condensation or moisture on interior surfaces of exterior gym walls could be seen.	
4.4.13	Zone/unit heaters and controls.	5	All	Each heater had its own thermostatic control. These included entrance heaters, classroom and support area perimeter radiation.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	All	Central air ventilation systems were used in the school and in good condition. Portables had furnaces in each unit.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5	All	Outside air provisions for the central air systems will accommodate 100% outside air and minimum school needs.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Air distribution in the classrooms reviewed are satisfactory and appear in the order of 6 air changes per hour.	
4.5.4	Exhaust systems capacity and condition.	4	All	Building exhaust systems are provided for washrooms and other areas. The condition of these systems is good.	
4.5.5	Separation of out flow from air intakes.	4	All	Good central system outflow and intakes existed.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		No special dedicated ventilation or exhaust systems for areas such as kitchens, labs, or CTS areas were provided.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd) <i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>		Bldg. Section	Description/Condition	
4.5.7	Ventilation controls (including use of current energy management technology).	4	All	Thermostats were provided on a room by room basis and maintained temperatures adequately.	
4.5.8	Air filtration systems and filters.	5	All	Replaceable media low efficiency filters were used by central and furnace systems and appeared satisfactory.	
4.5.9	Humidification system and components.	N/A		No humidification systems were installed.	
4.5.10	Heat exchangers.	N/A		No heat exchangers were installed.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5	All	Ventilation distribution system components were in good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		No cooling system was installed.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All	Building digital control systems appear effective and reliable. No indications of moisture were reviewed. Portable furnaces were for the unit only and did reliably maintain temperatures. The main control system addition which would enhance effective maintenance would communicate local conditions to a central unit. Cost of such a per school system could be kept under \$10,000.00	
Overall Mech Systems Condition & Estim. Costs					\$5,000.00

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	All	Secondary service is underground from a pole mounted transformer. Service is rated at 600A, single phase, 120/240V and is at 70% capacity. Main panel consists of main breaker, C/T cabinet and distribution section. Distribution is in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Site	Pole mounted H.I.D. fixtures are located in the parking area. Wall mounted H.I.D. fixtures are around perimeter of building. Fixtures are photo-cell controlled and are in good working condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	Site	Car plug-ins are in good condition of sufficient quantity for staff use.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	3	All	Fire alarm system is an old Edwards 6500 Series, old technology. System is tested annually. Heat and smoke detectors are located throughout the school. Panel is antiquated with parts no longer available. A new micro-processor based panel is recommended.	\$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is by battery packs and are in good working condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lights are of the internal illumination type with connection to battery packs. Units are in good condition.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	4	All	Surge protection has been installed on the main panel.	
5.3.2	Panels and wireways capacity and condition.	4	All	Branch circuit panels are in good condition with capacity for future circuits.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		There is no emergency generator or U.P.S.	
5.3.4	General wiring devices and methods.	4	All	Wiring has been installed in conduit and is in good condition. Wiring devices are in good condition and of sufficient quantities.	
5.3.5	Motor controls.	4	All	Motor control equipment is in good condition and operating satisfactorily.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	All	Lighting, in general, consists of recessed fluorescents in the modernization area as well as surface mounted fluorescents with acrylic diffusers. All fixtures still have T12 lamps and magnetic ballast. Illumination levels in the gymnasium are below standards (250 - 350 LUX). Ballast are noisy. Corridors and washroom lights are centrally controlled from janitor office. Lighting to be replaced with new T8 lamps and electronic ballasts.	\$65,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	Existing magnetic ballasts are old and should be replaced with new electronic type.	Part of 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	An energy efficiency measures program should be implemented.	\$5,000.00
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	3	All	The administrative phone system is by a Meridian console. System is of old technology. System to be replaced with up-to-date technology.	\$10,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	The sound system is a Rauland Tele Centre microprocessor based with communication to hand sets in classrooms. System provides public address as well as intercom to all classrooms. There is satellite communication but no cable.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Network cable has been installed throughout the school and is Cat. 5 type.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Majority of cables are run through conduits in wall and open above T-bar ceilings.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	There is no wiring closet. Data cables are terminated on rack in mechanical room. There is sufficient capacity for expansion. Ventilation is not a problem.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	There are sufficient dedicated circuits available for network equipment.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).	N/A		There is no surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	Security system is D.S.C. with motion sensors located throughout building. System is in good working condition.	
5.6.3	Master clock system (if applicable).	4	All	The master clock in an Edwards 2470. Clock is microprocessor based. Clock is in good working condition.	
	Other				
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
	Other				
	Overall Elect. Systems Condition & Estim Costs				\$90,000.00

Section 6	Portable Buildings	Page 2	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			1976 Attached on South east side, 3 units	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).		4	pad footing and concrete columns - fair condition	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).		4	SBS membrane - redone in 1996	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).		4	stucco - fair condition	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).		4	solid core wood door and pressed steel frame, aluminum window - acceptable condition	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).		FI	floor - carpet, sheet flooring (corr), walls and ceiling, prefinished gypsum boards, cracks in glulam beams: FI	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).		4	plywood painted old but acceptable	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)		4	greenboard and tackboard - adequate	
6.1.8	Heating system.		3	Portable furnaces are in poor condition and in need of replacement.	\$12,000.00
6.1.9	Ventilation system.		3	Ventilation in portables was marginal. It is recommended that new furnace systems have economizers.	\$3,000.00
6.1.10	Electrical, communication and data network systems.		2	Light fixtures are old. Illumination levels are only 350 - 400 LUX. Exterior lights are incandescent and in poor condition. Data network has been extended into the classrooms.	\$7,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		4	no health hazard related to air quality identified, other health and safety systems appear to be in place	
6.1.12	Barrier-free access.		4	provided - from main corridor	
Overall Portable Bldgs Condition & Estim Costs					\$22,500.00

Section 6	Portable Buildings	Page 1	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>				
				1975 Attached on North east side, 3 units	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).		4	pad footing and concrete columns - fair condition	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).		4	E.P.S., SBS membrane - reroofed in 1996	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).		4	stucco - fair condition	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).		4	solid core wood door and pressed steel frame, aluminum window - acceptable	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).		FI	floor - carpet, sheet flooring (corr), walls and ceiling, prefinished gypsum boards, cracks in glulam beams: FI	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).		4	plywood painted old but acceptable	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)		4	greenboard and tackboard - adequate	
6.1.8	Heating system.		3	Portable furnaces are in poor condition and in need of replacement. Two classroom furnaces backdraft.	\$12,000.00
6.1.9	Ventilation system.		3	Ventilation in portables was found to be marginal or poor. It is recommended that new furnace systems have economizers.	\$3,000.00
6.1.10	Electrical, communication and data network systems.		2	Light fixtures are old. Illumination levels are only 350 - 400 LUX. Exterior lights are incandescent and in poor condition. Data network has been extended into the classrooms.	\$7,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		4	Portable furnaces that backdraft are hazardous to students and teachers.	Part of 6.1.8
6.1.12	Barrier-free access.		4	provided - from main corridor	
Overall Portable Bldgs Condition & Estim Costs					\$22,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	4 5	280 407.1	687.1	9	800	720	-32.9	75 portables 3 @ 70 = 210.0 attached 76 portables 3 @ 84.7 = 254.1 attached - both included in calculation
7.2	Science Rooms/Labs	1 1	99.1 84.7	183.8	2	120	240	-56.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	124.4 83.9 81.3	289.6	1 2	130 90	310	-20.4	
7.4	Gymnasium (incl. gym storage)	1	366.7 29.6	396.3	1	595 60	655	-258.7	
7.5	Library/Resource Areas	1	115.8	115.8	1	190	190	-74.2	
7.6	Administration/Staff, Physical Education, Storage Areas			336		247 130 81	458	-122	
7.7	CTS Areas								
	7.7.1 Business Education	1	102.9	102.9	1		115	-12.1	
	7.7.2 Home Economics	1	70	70	1		160	-90	
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1000.3			1111.95	-111.65	
	Overall Space Adequacy Assessment			3181.8			3959.95	-778.15	