

School Name:	McKee School				School Code:	7195
Location:	Edmonton				Facility Code:	1220
Region:	South				Superintendent:	Dr. Emery Dosdall
Jurisdiction:	Edmonton School District #7				Contact Person:	Jamie Pallett
					Telephone:	435-7140
Grades:	K-6				School Capacity:	575
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	1966	1	3239.52	Masonry, flat roof, concrete block.	Hot water heating boiler unit ventilators with hot water coil provide heating and ventilation.	
Additions/ Expansions						
	1972	1	1609.4	Masonry, flat roof, concrete block.	Hot water heating boiler with duct heating coil. Central constant volume air system.	
					Evaluator's Name:	Peter Chung, Project Architect
					& Company:	Raimond Fung Architects Ltd.

<b>Upgrading/ Modernization (identify whether minor or major)</b>	1966	1		New windows replced in office. Minor. Repaint of walls inside of building. Minor. New carpet in office. Minor. New 12x12 vinyle tiles in some areas. Minor. New alarm system replaced last year. Major. Replace 1/4 of the acoustic ceiling tiles. Minor. Modernization in ANC, CNS, OF, in 1984. See data sheet.		
	1972			No upgrades.		
<b>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</b>	N/A			N/A		
<b>List of Reports/ Supplementary Information</b>	Building Condition Report, March 18,1998 ( Maintenance ) Proposed Site Development Plan, Feb. 16, 2000					

	Evaluation Components	Summary Assessment		
1	Site Conditions	Replace asphalt paving. Replace basketball hoops. Provide handicap access to building. Remove existing playground. Landscaping work. Regrading work. Signages. Repair/repach asphalt in parking lot. Replace/repair/repach concrete sidewalk.	\$63,200.00	
2	Building Exterior	Refinish metal flashing. Repair walls and metal deck. Repair/refinish doors and hardwares. Repair/adjust window hardwares. Remove existing window wood shades.	\$18,200.00	
3	Building Interior	Replace carpets and vinyl tiles. Refinish cabinets. Install new storage cabinets. Replace/repair wall tiles.	\$43,300.00	
4	Mechanical Systems	New heating system, new ventilation system, domestic hot and cold water piping, sinks and lavatories, domestic hot water heaters, relief air opening and computer server room mechanical cooling and filtration.	\$586,000.00	
5	Electrical Systems	Electrical systems are in satisfactory condition. Provide a surge suppression system. Upgrade exterior lighting. Provide additional receptacles and circuits in the classrooms. Provide ventilation for the storage room containing the data rack. Remove the central clock system and provide battery clocks.	\$35,000.00	
6	Portable Buildings	N/A		
7	Space Adequacy:			
	7.1 Classrooms	Excessive	+73.30	
	7.2 Science Rooms/Labs	Deficient	-192.10	
	7.3 Ancillary Areas	Deficient	-126.20	
	7.4 Gymnasium	Deficient	-34.00	
	7.5 Library/Resource Areas	Excessive	+7.10	
	7.6 Administration/Staff Areas	Excessive	+75.70	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-14.98	
	Overall School Conditions & Estim. Costs	Deficient	-211.20	\$745,700.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Sharing playfield with 3 other lease out groups in the school. No concerns.	
1.1.2	Outdoor athletic areas.	2	Basketball court asphalt paving surfaces are badly deteriorated and stripped. Basketball hoops need to be replaced. Asphalt surfaces need to be replaced.	\$25,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Existing playground equipments are old and unsafe and require to be removed. Plans are in place to built new playground next year until funds are raised. Remove existing playground.	\$2,000.00
1.1.4	Site landscaping.	3	Front and rear yard landscaped. Some seedings, and soding required.	\$1,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition. Fencing around school perimeters and parking lot.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Some signs of ponding in the field. Some regrading required.	\$2,000.00
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	4	No vandalism on roof. Due to the mix-use of the playfield, some signs of vandalism and vehicular movements to be apparent in the playfield. More lightings should be provided to the rear of the building and parking area and near the leasable areas. Refer to section 5.	
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 vehicular access point. 3 pedestrian access points.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	Refer to 1.3.4	Asphalt in parking lot only. Concrete walkways around building.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	F.I.	All drop-offs off-site. ETS and private drop-offs directly in front of school creating congestions during peak hours between public and private vehicles. Various complaints by the public and ETS officials have been filed to the school. Drop-off areas should be designated, but further investigation will be required.	
1.2.4	Fire vehicle access.	4	Via parking lot and playfield.	
1.2.5	Signage.	3	Building signed. Staff parking not signed. Visitor signed. Handicap signed.	\$200.00
Other				

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).	4	40 stalls including visitors, and handicap - adequate.	
1.3.2	Layout and safety of parking lots.	4	No apparent problems. Parking lot is located directly behind the basketball/play areas and have been fenced.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking lot is asphalt and needs to be repaired/repatched in some areas. Due to some low spot areas, signs of pondings are apparent.	\$5,000.00
1.3.4	Layout and safety of sidewalks.	2	Concrete sidewalk at rear of building settled and created large 3"-4"gap along the edge of the building exposing the rebar which creates safety concerns. The gap should be fill/patch with concrete.	\$5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Northeast end concrete sidewalk shows signs of settlement and large crack to be apparent creating unevenness and provoking water seepages into the sidewalks. Replace and repatch.	\$20,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	2 north exterior entrances require handicap access.	\$3,000.00
Other				
<b>Overall Site Conditions &amp; Estimated Costs</b>				<b>\$63,200.00</b>

Section 2	Building Exterior				
2.1	Overall Structure				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1966 1972	No apparent problems. Some signs of cracks to be apparent on floor finishes due to heaving/settlement. Also refer to 3.1.2.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1966 1972	No apparent problems. Some signs of cracks to be apparent on wall due to heaving/settlement. Also refer to 2.3.5.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1966 1972	No apparent problems.	
Other					

Section 2	Building Exterior				
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 states of repair.</i>				
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).	F.I.	1966 1972	Built-up-roof with gravel topping. Roof have been repatched as required through the years. Signs of stains to be apparent on acoustic ceiling tiles. Signs of leaking in science room, staff work room and library. Further investigation is required to prevent future problems.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1966 1972	Steel ladder with hatch from inside. No apparent problems.	
2.2.3	Control of ice and snow falling from roof.	4	1966 1972	No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1966	5 skylights. Repainted 1 1/2 years ago. No apparent problems.	
Other					



Section 2	Building Exterior				
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1966 1972	1966 - Bricks - some graffiti, generally good. Metal claddings - good. 1972 - Some graffiti on bricks but generally good conditions.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1966 1972	Wood soffits painted - good. Metal flashing needs to be refinished.	\$1,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1966	Some deficiencies. Repair walls and metal deck in gym storage room. Some air infiltration/exfiltration due to deficiencies in wall and ceiling.	\$2,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	4	1966 1972	No apparent problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1966 1972	Some cracks to be apparent in kindergarden rooms and in gym. Kindergarden room contain an exterior wall prior the 1972 addition. Cracks to be particular apparent between the junction of the new and old building. Presently, no major problem, but should be further investigated for future problem prevention.	
Other					

Section 2	Building Exterior				
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1966 1972	Exterior wood doors are peeled and scratched, need to be repair and refinished. Metal doors in good conditions. Exterior metal doors need to be resealed to entrances.	\$3,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1966	Some deficiencies. Repair exterior door lock in daycare room. New alarm system.	\$200.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1966 1972	No apparent problems.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	Refer to other	1966 1972	Exterior windows are shaded with fixed wood shadings-to be removed. Most windows are protected with metal mesh for security.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1972	Minor deficiencies. Adjust/repair hardwares.	\$2,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).				
Other	Window shades ( fix )	3	1966	Due to the large size of the window wood shades, large amount of natural lights are often blocked-off which have been creating a poor learning environment and unpleasant environment for the students and staffs. Remove all the exterior wood shades and replace with adjustable interior blinds.	\$10,000.00
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					<b>\$18,200.00</b>

Section 3	Building Interior - Overall Conditions				
3.1	<b>Interior Structure</b>				
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1966 1972	Bricks - good. Concrete block and drywall painted - some minor paint peels but generally good. Vinyl wall - good. Repaired as require by school. Also refer to 2.3.5.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1966 1972	Signs of crack on floor finishes due to settlement in gym, and kindergarden rooms. To be particular apparent between the junction of the new and old buildings. Presently, no major problem but should be further investigated for future problems.	
	Other				
3.2	<b>Materials and Finishes</b>				
3.2.1	Floor materials and finishes.	3	1966 1972	12x12 vinyle tiles - good. Carpet (office) - new, good. 4" rubber base - some need to be replaced. 9x9 vinly tiles - good. Rubber flooring - good. Carpet - 15-20 years old, wearing out - need to be replaced. Wood floor in gym - signs of minor cracks due to heaving, plans to refinish wood floor this summer.	\$40,000.00
3.2.2	Wall materials and finishes.	4	1966 1972	Concrete block painter - good, minor scratches. Drywall painted - good. Vinyl coverings - good.	
3.2.3	Ceiling materials and finishes.	4	1966 1972	2x2 acoustic ceiling tiles - good, replaced as required by school. Painted drywall ceiling - good. Open ceiling ( gluelam beam and wood deck ) - good. 2x4 acoustic tiles - good. Wood panels stained - good.	

Section 3	Building Interior - Overall Conditions				
3.2	Materials and Finishes (cont'd)				
3.2.4	Interior doors and hardware.	4	1966 1972	Minor scratches. Overall in good conditions.	
3.2.5	Millwork	3	1966 1972	Overall millworks are not modern, some scratches due to wear and tears, but in functional condition. Gym storage cabinets need to be refinished. Additional storage cabinets required in gym.	\$3,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1966 1972	Blackboards, whiteboards, tackboards, displayboards, signs - good.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1966 1977	Basketball hoops, climbing equipment, mats, ropes, hockey nets - good.	
3.2.8	Washroom materials and finishes.	3	1966 1977	6"x6" ceramic wall tiles - minor deficiencies. Drywall painted ceiling - good. 1"x1" with 2"x2" ceramic floor tiles - good. Bricks - good. Concrete block painted - good. Concrete floor painted - good.	\$300.00
Other					

Section 3	Building Interior - Overall Conditions				
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 required.</b>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1966 1972	Non-sprinklered. Non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1966 1972	Non- sprinklered. Appears to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1966 1972	Arrears to be in place.	
3.3.4	Exiting distances and access to exits.	4	1966 1972	Arrears to be in place.	
3.3.5	Barrier-free access.	4	1966 1972	Washrooms are barrier-free accessible. Lift ( for handicap ) in good condition.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1966 1972	Asbestos inspection completed 1 month ago. Waiting for results.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	Refer to 3.2.1	1966 1972	Poor air quality in and near library areas and in some classrooms due to poor ventilations and insufficient windows. Some existing windows are too small for sufficient ventilations. Furthermore, due to the dirt and germs contained in the existing carpet ( except the office - new ) through the last 15-20 years, the existing carpets are becoming unhealthy and should be replaced with new to prevent future health problems. Various complaints of sickness have been filed by parents and students. Refer to 3.2.1. and section 4.	
Other					

Section 3	Building Interior - Overall Conditions				
	Overall Bldg Interior Condition & Estim Costs				\$43,300.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1966 1972		
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1966 1972		
4.1.3	Outside storage tanks.	-		Do not apply.	
Other					
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4	1966 1972	Fire hydrant close by.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1966 1972	Pump tank inspected every year. There was no sprinkler system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1966 1972	Fire extinguisher inspected every year	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	-		Do not apply	
Other	Portable fire extinguisher				

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	1966 1972	Municipal water supply	
4.3.2	Water treatment system(s).	-		Do not apply	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1966 1972	No cross contamination control device was present at the water meter.	
4.3.4	Piping and fittings.	3	1966 1972	Some rusts appeared on some domestic cold and hot water piping.	\$40,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2	1966 1972	Sinks and lavatories (total quantity was about 30) showed rust and chipped off. Other plumbing fixtures seemed satisfactory.	\$10,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2	1966 1972	rust and scale appeared on the DHW heater which may not function much longer.	\$5,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1966 1972		
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).	2	1966 1972	There was no standby heating pumps. The two 1966 hot water heating boilers condition were marginal	\$250,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	1966 1972	Current energy management technology would not be desirable	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	1	1966 1972	No relief air opening for gas appliances in the boiler room	\$1,000.00
4.4.4	Treatment of water used in heating systems.	4	1966 1972	Water treatment and testing done weekly	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1966 1972		
4.4.6	Heating air filtration systems and filters.	2	1966 1972	3 entrance force-flow heater were old inefficient and very noise, and need to be replaced	Included in 4.4.1
4.4.7	Heating humidification systems and components.	-		No humidification and in house staff did not want humidification	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	1966 1972	The 1966 section used unit ventilators with coil to provide heating and ventilation. Removal of the worn out and obsolete unit ventilators also requires new ventilation. The 1972 section used coils in the air system to provide heating.	cost included in 4.41
4.4.9	Heating piping, valve and/or duct insulation.	2	1966 1972	Not in good shape	cost included in 4.41
4.4.10	Heat exchangers.	-		Do not apply	
4.4.11	Heating mixing boxes, dampers and linkages.	-	1966 1972	Do not apply	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1966 1972	Gymnasium heating need to be replaced	cost included in 4.41
4.4.13	Zone/unit heaters and controls.	2	1966 1972	Unit heaters and zone heaters need replacement	cost included in 4.41
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	2	1966	4000 sq. metres needs new ventilation	\$200,000.00
		3	1972	1200 sq. meters had marginal ventilation	\$60,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1966 1972		
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1966	When heating system is changed, new ventilation will be required.	Included in 4.5.1
		3	1972	Separate heating may allow heating coil to be removed and this will help ventilation.	
4.5.4	Exhaust systems capacity and condition.	2 3	1966 1972	Exhaust system inadequate	Included in 4.5.3
4.5.5	Separation of out flow from air intakes.	4	1966 1972		
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	-		Do not apply	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<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).	-		Do not apply as traditional control would be more desirable	
4.5.8	Air filtration systems and filters.	2 3	1966 1972	Not very good. Not very good.	Included in 4.5.1
4.5.9	Humidification system and components.	-		Do not apply	
4.5.10	Heat exchangers.	-		Do not apply	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2 3	1966 1972		Included in 4.5.1
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	–		Do not apply, free cooling being used.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	–		Do not apply	
4.6.3	Cooling system controls (including use of current energy management technology).	–		Do not apply	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	–		Do not apply	
Other	Computer server room	2	1966 1972	There was no ventilation at all. Mechanical cooling and filtration retrofit will be required to meet the manufacturer requirement.	\$20,000.00
4.7	<b>Building Control Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	–		Do not apply	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					\$586,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	<b>5.1 Site Services</b>				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground service obtained from on-site pad mounted transformer. Installation is satisfactory. Main Switchboard: 600A, 120/208V, 3Ph., 4W c/w 600A main breaker. Condition of switchboard is satisfactory and there is ample spare breaker capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	3		Building mounted fixtures of the H.I.D. type have been provided around the perimeter. Coverage is not adequate and safety concerns were expressed.	\$7,500.00
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 40 energized parking stalls have been provided. Condition is satisfactory. Vehicle plug-ins are not controlled other than by breakers.. Number of plug-ins provided appears adequate.	
	Other				
	<b>5.2 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		Edwards 6616 fire alarm system has been provided. System is zoned, supervised, and monitored. Device location and coverage is satisfactory and as per code requirements. System tested annually. Ample room for expansion.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting provided by battery packs and remote heads located throughout the school. Condition is satisfactory. Coverage is adequate.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	4		Exit lights have been provided over each required exit in accordance with the code. Condition is satisfactory. Exit lights have been provided with emergency power connections from battery packs. Coverage is satisfactory.	
	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.	3		None provided.	\$3,500.00
	5.3.2 Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for power utilization. Breaker panels are in satisfactory condition, are well identified and c/w directories. There is spare capacity in the panels.	
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
	5.3.4 General wiring devices and methods.	3	All	Receptacles have been provided throughout the school including classrooms. Number provided is not adequate. Circuitry is not adequate as breakers keep tripping constantly.	\$10,000.00
	5.3.5 Motor controls.	4		Wall mounted starters have been provided for motor control. expansion. Installations satisfactory and in accordance with code requirements.	
	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).	4	All	<p>Fluorescent fixtures have been provided throughout the school. Fixtures are c/w T12 lamps and standard ballasts, Lighting levels are fairly uniform. Fixtures are in satisfactory condition. Average levels in typical areas are as follows:</p> <p>Classrooms: 500 to 750 lux  CTS lab: 300 to 350 lux  Library: 300 to 350 lux  Administration Area: 400 to 450 lux.  Corridors: 300 to 350 lux  Gymnasium: 350 to 400 lux.</p>	
	5.4.2 Replacement of ballasts (i.e., health and safety concerns).	4	All	<p>Standard ballasts. Unlikely that any of them contain PCB's.  No safety concerns expressed.</p>	
	5.4.3 Implementation of energy efficiency measures and recommendations.	3		<p>Recommend that as existing fixtures fail, they be replaced with fluorescent fixtures utilizing T8 lamps and electronic ballasts.  Replace existing exit lights with LED type exit lights as existing exit lights fail and they need replacing.  Provide time clock/thermostat control for vehicle plug-ins.</p>	\$5,000.00
	Other				



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	<b>5.5 Network and Communication Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	5.5.1 Telephone system and components (i.e., capacity, reliability, condition).	4		Meridian telephone system. System operation is satisfactory. System is adequate for the school's needs.	
	5.5.2 Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen Multicom 2000 PA/intercom system has been provided. Hand sets have been provided in each classroom. System is adequate and operation is satisfactory.	
	5.5.3 Network cabling (if available, should be category 5 or better).	4	All	Cat. 5 data cabling has been provided. Data outlets have been provided in each classroom.	
	5.5.4 Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Data cabling installation is satisfactory.	
	5.5.5 Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Main data rack and server located in a storage room; room is secure but not well ventilated.	\$500.00
	5.5.6 Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		No dedicated circuits provided for the data equipment.	\$7,500.00
	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).			N/A	
	5.6.2 Intrusion alarms (if applicable).	4	All	Intrusion alarm system has been provided. System consists of motion detectors, door contacts, keypads, etc. System installation and operation are satisfactory.	
	5.6.3 Master clock system (if applicable).	3		Edwards master clock system provided. System not reliable. Recommend that the central clock system be removed and battery clocks be provided in each classroom.	\$1,000.00
	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				
	<b>Overall Elect. Systems Condition &amp; Estim Costs</b>				<b>\$35,000.00</b>

Section 6	Portable Buildings			
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		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.			
<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	23		1913.3	23	80	1840	73.3+	
7.2	Science Rooms/Labs	1		92.9	3	95	285	192.1-	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		273.8	1 3	130 90	400	126.2-	
7.4	Gymnasium (incl. gym storage)	1		439	1		473	34.0-	
7.5	Library/Resource Areas	1		257.1	1		250	7.1+	
7.6	Administration/Staff, Physical Education, Storage Areas			499.7			424	75.7+	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	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)			1,373.12			1388.1	14.98-	
	<b>Overall Space Adequacy Assessment</b>			4848.92			5060.1	211.2-	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments



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