

School Name: Oriole Park Elementary
 Location: 5 Oldbury Street
 Red Deer, Alberta T4N 5A8
 Region: Central
 Jurisdiction: Red Deer School Division #104
 Grades: K-V

School Code: 4448
 Facility Code: 1756
 Superintendent: Don Falk
 Contact Person: Deb Beck
 Telephone: (403) 343-1405
 School Capacity: 650

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	1964	1	1561.09	<ul style="list-style-type: none"> - built up roofing on rigid insulation on wood deck on steel and glulam beams supported on ext. walls constructed of 8"conc. block with 4" brick veneer & 1" insulation - slab is 4" reinforced concrete slab on compacted gravel base w/ reinforced concrete foundation wall - interior walls are typically concrete block 	<ul style="list-style-type: none"> - Heated by perimeter hot water radiation. - Ventilated from central air system directed to rooms. 	
Additions/ Expansions	1971	1	526.65	<ul style="list-style-type: none"> - addition of ancillary areas, library & administration offices - construction similar to original building w/ ext. walls constructed of 8"conc. block with 4" brick veneer & 1" insulation - slab is 4" reinforced concrete slab on compacted gravel base w/ reinforced concrete foundation wall - interior walls are typically concrete block 	<ul style="list-style-type: none"> - Heated by perimeter hot water radiation. - Ventilated from rooftop gas fired air systems. 	

Evaluator's Name: Rob Mulyk
 & Company: Kasian Kennedy Architecture

Additions/ Expansions (cont'd)	1972	1	432.08	- roof is constructed of built up roofing on rigid insulation on wood deck supported on open web joists - exterior walls are constructed of stucco finish on ply sheathing on 6" wood studs w/ batt insulation & gyp. bd. Finish to interior - slab is a reinforced concrete slab on conc. block grade beam on conc. strip footings - addition provided additional classrooms		
	1990	1	1768.40	- major addition and modernization - roof is constructed of built up roof system on steel deck on steel joist/beam system supported on steel columns		
Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	N/A	N/A	N/A	N/A		
Total Area			4288.2			

List of Reports/ Supplementary Information	<p>Leased out area = N/A Gross Capacity = 650-30 for leased areas and exemptions = 620 net capacity Current Enrollment = 361 or 58.23% of % of net capacity</p>
---	---

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	<ul style="list-style-type: none"> - There is no room to drop on the front drive. - There is a safety concern with drop off traffic in the drive aisle, combined with bus traffic and staff members coming in to park. - No cross walks are provided at the adjacent street intersections. - Southeast corner of property has a very steep slope and is problematic in icy conditions. 	\$19,000
2	Building Exterior	<ul style="list-style-type: none"> - Gutters at the edge of roof are badly damaged as are a number of downspouts creating ice build-up which is a safety hazard. - Exterior doors and hardware are starting to show signs of wear. - Stucco finish to exterior face of 1972 addition is stained West side of 1964 original building has weather damage to soffit and painted portions of beams. - Exposed portion of grade beam was previously painted is peeling. 	\$59,000
3	Building Interior	<ul style="list-style-type: none"> - Access to the roof is through a hatch in the boys bathroom ceiling in the original portion of the building. - There is no permanent ladder making easy access very difficult. - Millwork in classroom, staff room, library & kitchen are showing signs of wear. - Laminates are chipped, doors are weathered. - Large folding door in gymnasium is scraping rubberized gym floor and has to be readjusted constantly and fabric on doors is very dirty/worn. - All washrooms including staff washrooms should be upgraded. - Classroom doors should be replaced. Original 9x9 floor tile should be removed as it probably contains asbestos. - Carpet requires replacing as it is worn and patched in numerous locations. - Wall finish is stable but repainting would be recommended for refreshing the study environment. - Most interior doors and hardware are showing signs of wear. 	\$467,000
4	Mechanical Systems	<ul style="list-style-type: none"> - Replace air systems serving 1964 portion of building. - Add humidification. 	\$75,400
5	Electrical Systems	<ul style="list-style-type: none"> - The building exterior requires additional lighting on East Side. - The emergency and exit lighting require an upgrade 	\$27,700
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	118.4	
	7.2 Science Rooms/Labs	-191.82	
	7.3 Ancillary Areas	-163.89	
	7.4 Gymnasium	-111.9	
	7.5 Library/Resource Areas	60.32	
	7.6 Administration/Staff Areas	-129.92	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-531.97	
	Overall Space Adequacy Assessment	-950.78	
Overall School Conditions & Estim. Costs			\$648,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	- site is surrounded by 3 city streets on the West, North and South sides of the building - staff parking is located on the West side of the facility fairly tight to the building separated only by the width of a sidewalk and minor landscaping - proximity of the building to the street on the North and West sides of the building is quite close	
1.1.2	Outdoor athletic areas.	4	- athletic areas are located on the East side of the building - adequate size for equipment located there - area is maintained by the City of Red Deer	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	- no deficiencies to report - equipment is maintained by City of Red Deer	
1.1.4	Site landscaping.	3	- landscaping along West side of the building (front) interferes with school division snow removal equipment and should be modified - portion of grass area on South side has been worn down by high foot traffic - balance of grassed areas around school are acceptable	\$1,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	- chain link fence is installed to 3 sides of property as well as along a portion of the front (West) side - no deficiencies to report - bike racks on North side of building are bent and tipped over - gauge of metal used is very thin will lead to damage - replace and ensure they are anchored properly - boot scrapers are stable but peeling/rusting - recommend repainting	\$4,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	- grade has a backslope at the Southwest corner of the building and creates a drainage problem - also recess in landscaping next to mech. room exit door East side of original 1964 building backslopes towards building - recommend regrading	\$2,000
1.1.7	Evidence of sub-soil problems.	4	- no unusual settling noticeable or recorded - no deficiencies to report	
1.1.8	Safety and security concerns due to site conditions.	1	- Southeast corner of property has a very steep slope - becomes problematic in icy conditions as it contributes to students falling - steps or a retaining wall w/ a guardrail may be required	\$6,000
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).	3	<ul style="list-style-type: none"> - pedestrian access to site is available by sidewalks on North, South and West sides - on sidewalks on the East side of the building - no cross walks are provided at the adjacent street intersections which would assist in students crossing during rush hour periods - further feasibility studies are required - concrete sidewalk was recently added along the South side of the building to facilitate pedestrian traffic 	\$4,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	<ul style="list-style-type: none"> - on site roads are asphalt - no deficiencies to report 	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	<ul style="list-style-type: none"> - bus drop (handicapped bus) off is along the front of the building (West side) on city street as there is no room to drop on the front drive - staff parking along the building greatly restricts any buses from pulling onto the property using the drive aisle - students are dropped off in the drive aisle as well - there is a safety concern with drop off traffic in the drive aisle, combined with bus traffic and staff members coming in to park - further investigation is required to determine solution - refer also to section 1.2.1 above 	See 1.2.1
1.2.4	Fire vehicle access.	4	<ul style="list-style-type: none"> - fire access is available from the West side only - firetrucks would have to access the North and East sides by travelling across the grassed athletic areas - they would access the site from the North side street (Ogden Avenue) - access to the South side of the building is more difficult as a chain link fence restricts access directly off of the street - trucks would have to access this side of the building from the West and North 	
1.2.5	Signage.	4	<ul style="list-style-type: none"> - wall mounted signage is on the North side of NW main entry to the building - no deficiencies to report 	
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).	F1	<ul style="list-style-type: none"> - parking has been provided for 31 stalls including 1 designated for handicapped - plugs are available for all stalls - not enough stalls for all staff vehicles (42 staff total) - some staff are part-time - they are short by about 10 stalls on a regular basis - staff must park on adjacent streets - no visitor parking 	
1.3.2	Layout and safety of parking lots.	F1	<ul style="list-style-type: none"> - safety concerns were noted in section 1.2.3 above - further investigation required 	See 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	<ul style="list-style-type: none"> - no deficiencies to report 	
1.3.4	Layout and safety of sidewalks.	3	<ul style="list-style-type: none"> - safety concerns were noted in section 1.2.1 - further investigation required - some minor cracking and shifting occurring in sidewalk along West side of building at SW exit and creating a trip hazard - Repair recommended 	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	<ul style="list-style-type: none"> - concrete sidewalk cracking at South end of building - monitor - brick pavers along West side of building are settling and creating backslope towards building as is a RWL splashpad - both items should be lifted and grade adjusted 	\$1,500
1.3.6	Curb cuts and ramps for barrier free access.	4	<ul style="list-style-type: none"> - curb cut has been provided at the West main entrance for wheelchair access from the front drive aisle - no deficiencies to report 	
Other				
Overall Site Conditions & Estimated Costs				\$19,000

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	1990	<ul style="list-style-type: none"> - gymnasium floor is heaving as folding wall must continually be adjusted to compensate (folding wall is apparently not the problem) - folding wall is also problematic on some occasions (it was apparently an alternate to the specified product during the 1990 addition/modernization) - see section 3.2.7 for replacement costs for folding wall - floor heaving should be monitored 	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	<ul style="list-style-type: none"> - ext. walls constructed of 8"conc. block with 4" brick veneer & 1" insulation - interior walls are typically concrete block'- no deficiencies to report 	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	<ul style="list-style-type: none"> - built up roofing on rigid insulation on wood deck on steel and glulam beams - no deficiencies to report 	
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).	4	All	- based on the 1993 roof inspection report by Morrison Hershfield: 1964 (East portion): - section has gutters filled with gravel & misc. debris - overall roof is good; 1964 (West) portion: - exterior sealants are in poor condition @ expansion joints; - exposed/curled felt edges obvious at South perimeter; - partial obstruction of roof drains; debris on roof; - 1971 section: gutter along North perimeter obstructed w/ gravel; - one plugged stack vent; pitch pans require refilling; 1972 section: - all roof section noted to be in good condition - overall condition noted to be in good condition w/ only ongoing walk - over maintenance required	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1972 1964	- most roof areas are flat other than the 1972 addition that has the roof sloping toward the West - gutters at the edge of this roof are badly damaged and should be replaced - a number of downspouts are also damaged and should be replaced - access to the roof is thru a hatch in the boys bathroom ceiling in the original portion of the building - there is no permanent ladder making easy access very difficult, especially thru a continually occupied room as a bathroom - exterior ladders must be used on the outside of the building which becomes hazardous in the wintertime - a proper ladder and hatch are recommended	\$15,000.00
2.2.3	Control of ice and snow falling from roof.	4	All	- most roof areas are flat other than the 1972 addition (as noted in section 2.2.2 above) and the gym roof - snow at this location will slide onto adjacent lower roof areas	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1964	- skylight above the sitting area on the NW side of the original building is functioning well - no deficiencies to report	
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).	3	1972	- stucco finish to exterior face of 1972 addition is badly stained and should be repainted - exposed portion of grade beam was previously painted - paint is peeling off in almost all locations - paint should either be reapplied or finish sandblasted off	\$6,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All	- majority of fascia, perforated metal soffits and parapets are in good condition - West side of 1964 original building has weather damage to soffit and painted portions of beams and should be refinished	\$8,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	- ext. walls constructed of 8"conc. block with 4" brick veneer & 1" insulation - no deficiencies to report	
2.3.4	Interface of roof drainage and ground drainage systems.	3	1972	- drainage from roof to grade on 1972 addition is problematic as RWL's and gutters are damaged - ice build- up is a problem and in some areas is a safety hazard and should be replaced	Costs in 2.2.2
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	-combination of painted concrete block and painted gypsum board - no deficiencies to report	
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	- exterior doors and hardware are starting to show signs of wear and would be expected to last for more than 5 years - recommend replacement	\$30,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	- security system needs to be upgraded - current one only has a couple of zones so it is difficult to identify point of entry when there is an alarm - work orders are already in place for the new system therefore no costs are carried	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	All	- exterior door exit hardware (aluminum) and aluminum pull paddles to be replaced	See 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	- sealed units in anodized aluminum frames with horizontal sliding sections - no deficiencies to report	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	- horizontal sliding sections - no deficiencies to report	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	- ext. walls constructed of 8" conc. block with 4" brick veneer & 1" insulation - no deficiencies to report	
Other					
Overall Bldg. Exterior Condition & Estim. Costs					\$59,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	-majority of interior walls are painted concrete block - no deficiencies to report	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1990	- minor cracking in gymnasium floor in approximate location between 1964 existing building and 1990 addition - crack should be monitored	
	Other				
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	- original 9x9 floor tile should be removed as it probably contains asbestos and is cracking in a number of locations - rubber base to be replaced - carpet requires replacing as it is worn/ patched in numerous locations - replace wall base as it is worn/damaged in most locations - painted floor finish in mechanical room is peeling badly and should be refinished - surface mounted carpet in music room does not have bevelled edges and is not taped to the floor (trip hazard) - should be removed	\$158,500
3.2.2	Wall materials and finishes.	3	All	- majority of walls are painted concrete block - wall finish is stable but repainting would be recommended for refreshing the study environment	\$51,500
3.2.3	Ceiling materials and finishes.	3	All	- ceiling tiles are stained in a number of areas - further investigation is required to determine the source of the leak - majority of suspended tiles and suspension system is good - no other deficiencies to report	\$2,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	All	- most interior doors and hardware are showing signs of wear - recommend replacement	\$45,000
3.2.5	Millwork	3	1990	- millwork in classroom, staff room, library & kitchen are showing signs of wear - laminates are chipped, doors are weathered - recommend replacement	\$110,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	- combination of wall mounted vinyl faced tack boards, white boards and blackboard - no deficiencies to report	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1990	- large folding door in gymnasium is scraping rubberized gym floor and has to be readjusted constantly - fabric on doors is very dirty/worn - recommend replacing doors	\$20,000
3.2.8	Washroom materials and finishes.	3	All	- washroom walls finishes are typically painted concrete block - no tile protection around urinal - toilet partitions showing signs of wear and are in need of replacement - all washrooms (including staff washrooms not within the admin area) should be upgraded included all accessories	\$40,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
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.				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.			- building is constructed of combustible and non-combustible construction	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	- fire separations are intact - some penetrations through rated wall in electrical room have not been sealed - electrical room door is not rated - there are no fire doors within the corridors - requirement should be verified against code - fire separation between mechanical penthouse above boys washroom and adjacent rooms is lacking and is also a source for dust migration throughout school - exterior door onto roof and interior plywood flooring inside rooms is weathered badly and lacks proper weatherstripping - wallboard within room may contain asbestos and should be removed and reclad - air handling units are sitting directly on wood sleepers - noise is transferred to adjacent spaces - sound isolation is recommended along with upgrading of entire room	\$20,000
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	3	All	- classroom doors have no rating label, closers and have grilles in doors - replacement costs are noted in section 3.2.4 - rated rolling shutter at kitchen counter jams continually (constant maintenance problem) and should be replaced - double door leading to gymnasium is not rated (kitchen was previously gym storage) - door upgrading included in section 3.2.4	\$5,000
3.3.4	Exiting distances and access to exits.	2	All	- exit doors from library do not have panic devices nor do West exit doors from gym (only push/pull hardware) - requirement should be reviewed against current code	\$5,000
3.3.5	Barrier-free access.	3	All	- barrier free access is available at the main entry doors as sidewalk and floor slab are at the same level - angled grab bars are missing in the handicapped stalls in the washrooms and should be installed - vanity surfaces are lower than that recommended by code and should be replaced	See 3.2.8
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	All	- no hazardous material reports were available - considering the age of sections of the building further investigation would be recommended - costs for the investigation are noted	\$5,000
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	- surface mounted runner mats have badly worn edges or no bevelled edges at all - a number of locations do not have edges taped down and are a trip hazard - replace - reading pit in library (old sunken courtyard) does not have any handrails for access down to the lower level - recommend installation - edge of bleachers in music and art rooms are not protected and should be reviewed to ensure compliance to code	\$5,000
Other					
Overall Bldg. Interior Condition & Estim. Costs					\$467,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		- Paved parking lot c/w catch basin.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1964 1971/72 1990	- Hose bibbs look okay.	
4.1.3	Outside storage tanks.	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	1990	- Siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1990 1971/72 1964	- Fire hose cabinets and extinguishers. 6" separate service for fire system c/w double check valves.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1990 1971/72 1964	- Hand extinguishers.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	3	1990	- Supplied from municipal water. 2" water service - separate from fire service. No bypass around backflow preventer. - Provide bypass around backflow preventer.	\$400
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1990	- Grundfos Pump - Looks in good condition.	
4.3.4	Piping and fittings.	2	All	- Piping in original 1964 area is reported to be failing. Experiencing pin hole leaks. This piping system should be replaced. The remainder of the facility is reported in good condition.	\$10,000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	- Plumbing fixtures in all but 1964 portion of facility appear in good condition. Fixtures in 1964 portion should be replaced.	\$5,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1990	- John Wood JW502 NA, 42,000 BTU input, 29.4 gph recovery.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1964 1971/72 1990	- Storm sewer piped from roof drains to downspouts around perimeter of building. Sanitary piped to municipal sewer.	
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).	4	1990	- 2 boilers installed in 1990. Super Hot Model AAE- 1560- N- M, 1560 mbh input/1248 mbh output.	
4.4.2	Heating controls (including use of current energy management technology).	4	1964 1971/72 1990	- Facility is equipped with a computerized building management control system. Control system is in good condition.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1990	- Combustion air duct and boiler room relief duct provided. Chimney in good condition.	
4.4.4	Treatment of water used in heating systems.	4	1990	- Betz Deerborn - Pot feeder - good condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1990	- Boiler system is equipped with safety relief valve and flow switch; appear in good condition.	
4.4.6	Heating air filtration systems and filters.	4	All	- Loose weave fiberglass filter pads 30-35% efficient, appear in good condition.	
4.4.7	Heating humidification systems and components.	N/A	1964 1971/72 1990		

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1964 1971/72 1990	- Piping; no problems reported.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1964 1971/72 1990	- Piping; no problems reported. Distribution piping system supplies heating water throughout the building terminal heating units.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	3	1964	- Looks in poor condition. - The unused air section dampers of the air system serves the 1964 area loose and do not close tight. - Appear warn.	See Item 4.5.1
		4	1971/72 1990	- Linkages - okay.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1964 1971/72 1990	- No complaints reported.	
4.4.13	Zone/unit heaters and controls.	N/A			
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	1964	- 2 air system c/w H.W. coils and mixed air section. Poor condition. Recold Model AH70. Sewer vibration - control valves appear warm - leaking.	\$60,000
			1971/72 1990	- Remaining systems are in good condition. - AH-1 (1990 Addition) South Side of Gym - Eng. Air DJ-60-00, 9004 cfm, 600,000 BTU input - gas. - AH-2 (1990 Addition) Northh Side of Gym - Eng. Air DJ-60-00, 9004 cfm, 600,000 BTU input - gas. - AH-3 - 1990 West Addition - Eng. Air DJ-100, 650,000 BTU, 12,002 cfm. - Library - New Unit - Carrier Model 48TJE012---511--, c/w cooling; reported not to be activated. Input - 224,000 (Hi)/180,000 (Low). Output - 179,200 (Hi)/144,000 (Low).	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1964	- Reported to have poor air quality.	See Item 4.5.1
			1971/72 1990	- Remaining area appears good.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1964	- Likely undersized.	See Item 4.5.1
			1971/72 1990	- Remaining area appears good.	
4.5.4	Exhaust systems capacity and condition.	4	1971/72 1990	- Several roof mounted exhaust fans appear in good condition.	
4.5.5	Separation of out flow from air intakes.	4	1964 1971/72 1990	- Good separation noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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).	4	1964 1971/72 1990	- Facility is equipped with BMCS. The controls serving the air systems appear in good condition.	
4.5.8	Air filtration systems and filters.	4	1964 1971/72 1990	- Loose weave matt fiberglass blanket air filters - 30% efficient.	
4.5.9	Humidification system and components.	N/A	1964 1971/72 1990	- No humidification provided.	
4.5.10	Heat exchangers.	4	1971/72 1990	- Appears in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3 4	1964 1971/72 1990	- Ductwork and grilles in 1964 appear undersized and in poor condition. - Ductwork and grilles in remaining areas appear in good condition.	See Item 4.5.1
	Other				

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).		1990	- New rooftop unit serving library is equipped with mechanical cooling but is not connected for operation.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)				
4.6.3	Cooling system controls (including use of current energy management technology).				
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1964 1971/72 1990	- BMCS provided. Landis & Staefa System 600. - Pneumatic: dual compressor with refrigerated air dryer. - The building control system appears in good condition.	
	Overall Mech. Systems Condition & Estim. Costs		1964 1971/72 1990		\$75,400

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	All	- Main panel 120/208V, 3ph, 800A CDP c/w 800A main breaker. - Adequate space in distribution section. - Meter peak demand reading: 80.0 KVA. - Adequate capacity for future load growth	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	- Building exterior requires additional lighting on east side	\$3,200
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	- Parking lot served by electrified duplex receptacles (all stalls) - Cycled control on receptacles	
	Other				
5.2	Life Safety Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	- Cerberus Pyrotronics System 3. - 4 Spare zones. - Panel/annunciator in main entry - Device coverage is adequate	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	- Emergency lighting coverage is good but equipment is older vintage. - System should be replaced.	\$4,500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	- Exit light coverage good. - Signs are not LED	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3.1	Power service surge protection.	3	All	- None existing - Should be added to main and branch circuit panelboards	\$13,500
5.3.2	Panels and wireways capacity and condition.	4	All	- Branch circuit panelboards have some capacity	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4	All	- Concealed wiring throughout. - Blockwall construction results in surface conduit in some locations. - Outlets (power & data) well distributed.	
5.3.5	Motor controls.	4	All	- Heating and ventilation controls are acceptable	
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).	4	All	- Recent lighting retrofit. - Lighting levels throughout school is adequate.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	- Lighting has been retrofitted recently - Ballasts should meet all requirements	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	- Exit lights should be LED type.	\$6,500
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).	4	All	- Multi trunk incoming line. - Up to date exchange and wiring. - Sub termination cabinets serve south end.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	- Intercom system is adequate	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	- New cat. 5 cabling throughout school.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	- Cables in surface conduit in classrooms. - Outlets/cabling underfloor in computer lab. - Multiple drops via pac-poles in library.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	- New central hub near library serves north end. - 2nd hub adjacent to janitor room serves south end. - Capacity is adequate.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	- Ample duplex outlets adjacent to hub	
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	All	- No systems at present. - no real need for system	
5.6.2	Intrusion alarms (if applicable).	4	All	- Security system is new. - Device coverage is adequate.	
5.6.3	Master clock system (if applicable).	N/A	All	- No central clock system. - No requirement for system	
	Other				
5.7	Elevators/Disabled Lifts (if applicable)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
	Other				
Overall Elect. Systems Condition & Estim. Costs					\$27,700

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs. Condition & Estim. Costs			\$0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms			1558.40	18	80	1440	118.4	
	1 for ECS	2	82.10						
	ECS	1	78.90						
		2	83.65						
	1 for Stepping Stones	5	82.31						
	Stepping Stones	1	80.50						
		1	84.50						
		1	83.88						
		1	78.31						
		2	83.46						
		1	77.54						
		2	82.40						
7.2	Science Rooms/Labs			93.18	3	95	285	-191.82	
		1	93.18						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			366.11			530	-163.89	
	Art	1	93.08		2	130			
	after school care	1	47.86		3	90			
	Music	1	90.84						
	Stage								
	Computer	1	64.00						
	Computer	1	70.33						
7.4	Gymnasium (incl. gym storage)		515.10	515.10	1	627	627	-111.9	
7.5	Library/Resource Areas			340.32	1	280	280	60.32	
	Library	1	310.06						
	resource room	1	30.26						
7.6	Administration/Staff, Physical Education, Storage Areas		543.08	543.08		673	673	-129.92	
7.7	CTS Areas			0.00			0	0	
	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)		872.03	872.03			1404	-531.97	
	Overall Space Adequacy Assessment			4288.22			5239	-950.78	Leased out area = N/A

Evaluation Component/ Sub-Component	Additional Notes and Comments
Lighting System	
Rating 4	
Site Services	