

**SHAUGHNESSY ELEMENTARY SCHOOL
SHAUGHNESSY, ALBERTA**

**School Facility Evaluation Project
Palliser Regional School Division #26**

**Prepared For:
Alberta Infrastructure
March, 2000**

**Prepared By:
Alvin Reinhard Fritz Architect Inc.
MPE Engineering Ltd.**

Alberta Infrastructure
School Facilities Branch

School Facilities Evaluation Project
Executive Summary

Shaughnessy School
Shaughnessy, AB
March 21,2000

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Executive Summary

Alvin Reinhard Fritz Architect has been commissioned for architectural services to provide Alberta Infrastructure with a school facility evaluation for the Shaughnessy School in Shaughnessy, Alberta.

The school was originally built in 1953 with the addition of a stage to the gymnasium in 1957.

Structurally the main building is in reasonable condition, and some finishes and fixtures require upgrading. Further Investigation required for gymnasium built in 1953. The east ends are settling away from the centre, and the stage (1957) addition is settling away from the gymnasium. Movement is current indicating the structure is unstable. No costs are allowed for remedial work to this structure.

Mechanically, the steam boiler and steam heat distribution systems are in poor condition and must be replaced. Mechanical ventilation is required throughout. The sanitary service requires replacement.

The electrical service and distribution are at or beyond capacity and are in poor condition and require replacement. Fire safety systems require upgrading. The communication system requires replacement. Computer networking must be provided.

Cost Summary

The estimated costs of the summary assessment has been calculated partially with the 'Costing Unit Rate Chart' as provided by Alberta Infrastructure where possible; and by using costs of individual components as applicable to that item.

Estimates have

Section 1	Site Conditions	\$28,000.00
Section 2	Building Exterior	\$0.00
Section 3	Building Interior	\$88,000.00
Section 4	Mechanical Systems	\$253,000.00
Section 5	Electrical Systems	\$147,000.00
Section 6	Portable Buildings	<u>\$0.00</u>
Total Estimated Costs:		\$516,000.00

The above costs are estimates only, and may vary due to regional market variations. GST and consulting fees as well as costs of further investigation if required, are not included.

Space Adequacy Summary

Section 7. Space Adequacy

This school is assessed at 100, but guidelines are only given for a minimum of 150 which has been used for this space adequacy assessment. However, current attendance is only 40 students.

Existing Total Area	944.5 m ²
<u>Equiv. New Facility</u>	<u>1546.0 m²</u>
Deficiency	-601.5 m ²

Further Investigation

Further Investigation is required for instability of Gymnasium and stage components.

School Data Plans

The miniplans provided require the addition of a server room. See attached sheets.

Conclusion

The classroom wing is generally in good structural condition, but the gymnasium area is unstable. Subsurface drainage is needed for the north-high grade - site of the building. There is no direct secondary exit from the school. Extensive upgrading is required for the mechanical and electrical systems.

School Name:	<u>Shaughnessy School</u>	School Code:	<u>6414</u>
Location:	<u>Shaughnessy Alberta</u>	Facility Code:	<u>982</u>
Region:	<u>South</u>	Superintendent:	<u>Mr. John Bolton</u>
Jurisdiction:	<u>Palliser Regional School Division #27</u>	Contact Person:	<u>Mr. Bryan Kanzler</u>
		Telephone:	<u>403-328-4111</u>
Grades:	<u>1-6</u>	School Capacity:	<u>100</u>

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	1953	1	908.3	Masonry walls wood, beams, wood decks. Built up roof.	Municipal sewer and water service, hand extinguishers only. One converted steam boiler serves fin tube radiant heaters. No Mechanical.	Service, hand extinguishers only, serves fin tube radiation ventilation.
Additions/ Expansions	1957	1	36.2	Masonry walls, steel open web joists, wood deck built up roof.	Serviced from original building.	
	Total		944.5			

Evaluator's Name: & Company:	<u>Bryan Norford, Alvin Fritz Architect Inc. Alvin Reinhard Fritz Architect Inc.</u>
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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						

List of Reports/ Supplementary Information	None available.
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Perimeter drainage required, fencing and paving require replacement.	28,000.00
2	Building Exterior	Generally in good condition, except gymnasium. See further investigation.	0.00
3	Building Interior	Poor secondary exiting and vinyl asbestos tiles to be removed or encapsulated.	88,000.00
4	Mechanical Systems	Steam boiler at the end of its service life and requires replacement. No back up heat. Steam distribution has very poor control and should be replaced. Gym requires exhaust and make up air. Washroom exhaust requires replacement. Replacement of the sanitary service should be considered. Mechanical ventilation required.	253,000.00
5	Electrical Systems	All systems are in poor condition with the exception of computer cabling and installation (no network equipment). Security system in good condition.	147,000.00
6	Portable Buildings		0.00
7	Space Adequacy:		
	7.1 Classrooms	Each classroom is slightly deficient. -27.9	
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas	2 of 3 permitted areas still 66% deficient. -207.0	
	7.4 Gymnasium	Significantly undersized. -120.1	
	7.5 Library/Resource Areas	25% deficient. -21.8	
	7.6 Administration/Staff Areas	85% deficient. -215.9	
	7.7 CTS Areas	0	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Slightly deficient. -8.8	
	Overall School Conditions & Estim. Costs	Nearly 40% deficient overall. -601.5	\$516,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate.	
1.1.2	Outdoor athletic areas.	4	Ball Diamond and Soccer Field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Good but not to CSA standards.	2,000.00
1.1.4	Site landscaping.	4	Prairie Grass. Some front lawns with underground sprinklers.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	1	Fenced all around, rear fence partly collapsed, generally inadequate. Replace.	3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	1	Drains away from building on south side, but drains to building, high grade line on north and creating some leaks. Waterproof north walls below grade and install subsurface drainage, this must also collect north roof slope rain water. Add new leaders.	15,000.00
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	4	Satisfactory.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes	Rating	Comments/Concerns	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4		
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel parking, adequate.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site on road.	
1.2.4	Fire vehicle access.	4	Good access to front of building.	
1.2.5	Signage.	2	No signage for school, fire, bus lanes or parking.	3,000.00
Other				

Part I - Facility Profile and Summary

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks	Rating	Comments/Concerns	
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	Inadequate for current use, enlarge.	2,000.00
1.3.2	Layout and safety of parking lots.	4	Satisfactory.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel.	
1.3.4	Layout and safety of sidewalks.	2	Concrete. Much cracked and broken. Allow some replacement, including curb cuts.	3,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Satisfactory.	
1.3.6	Curb cuts and ramps for barrier free access.	4	None See 1.3.4.	
Other				
Overall Site Conditions & Estimated Costs				28,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.1	Overall Structure		<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	No problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	Both Gymnasium showing current movement, new cracks, patched cracks in walls at centre of Gym. 1957 appears to be settling away from the gymnasium with cracks at junction. Initial settlement is complete in view of the age. We recommend further investigation.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	No problems evident.	
2.1.4	Control/expansion joints.	NA		
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>	Rating	Bldg. Section or Roof Section <u>Description/Condition/Age</u>	
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	Current roof satisfactory, no inspection report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	Adequate.	
2.2.3	Control of ice and snow falling from roof.	4	No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA		
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).	F.I.	Both Good, except for cracking of gymnasium walls, - see 2.1.2.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1953 Current eavestroughs leak onto projecting wood deck eaves. Paint peeling as a result.	
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	Both None evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	1	Both Poor on north face of building. See 1.1.6.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	1	Both Cracking in gymnasium and stage. See 2.1.2. Leakage at NE corner of library. See 1.1.6.	
Other				
2.4	Exterior Doors and Windows		<u>Bldg. Section</u> <u>Description/Condition</u>	

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Both Satisfactory.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Both Satisfactory.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Both Satisfactory.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1953 Operating satisfactorily. Spare parts not obtainable.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1953 Satisfactory.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	Both None evident.	
Other				
Overall Bldg Exterior Condition & Estim Costs				\$0.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.1	Interior Structure		<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1953 None evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	Both None evident.	
Other				
3.2	Materials and Finishes			
3.2.1	Floor materials and finishes.	3	1953 Vinyl tile or carpet in good condition. Some vinyl asbestos tile, see 3.3.6	
3.2.2	Wall materials and finishes.	4	Both Drywall or masonry - good condition.	
3.2.3	Ceiling materials and finishes.	4	1953 Lay-in T bar and acoustic tile.	
3.2	Materials and Finishes (cont'd)	Rating	Bldg. Section <u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2.4	Interior doors and hardware.	4	Both Adequate.	
3.2.5	Millwork	4	1953 Older but serviceable.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1953 Older but serviceable.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	1953 Poor fixed backstops in gymnasium - replace with fold away units.	4,000.00
3.2.8	Washroom materials and finishes.	4	1953 Floor: Ceramic 2x2 tiles. Walls: Ceramic 4 x 4 tiles to 5'-0", drywall above. Ceiling: Lay-in T-bar ceiling acoustic tile.	
Other		2	Both Allow for structural renovations for boiler replacement.	30,000.00
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet</i>		Bldg. <u>Description/Condition</u> <u>Section</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
	<i>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.</i>	NA	Both No inspection report from Authorities Having Jurisdiction.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	Both Combustible, non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	1953 Should have 1 hour fire separation at midpoint of classroom wing.	2,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	Both Acceptable.	
3.3.4	Exiting distances and access to exits.	1	1953 Inadequate, as second exit is through gym or library. Recommend corridor through library and library expanded to compensate space taken.	20,000.00
3.3.5	Barrier-free access.	1	1953 Provide male and female handicapped washrooms. No handicap students at present.	20,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	5	1953 Vinyl asbestos tiles in classrooms, principal's office and staff room. Replace or encapsulate.	12,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	Both None.	
Other				
Overall Bldg Interior Condition & Estim Costs				\$88,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
	4.1 Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	Both	Surface drainage, problems noted with water in the library, see architectural.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	Both	None.	
4.1.3	Outside storage tanks.	4	Both	None.	
Other					
	4.2 Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA	Both	None.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	NA	Both	None.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	Both	Hand extinguishers, distributed throughout, inspected annually.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	NA	Both	None.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost	
4.3	Water Supply and Plumbing Systems	Rating	Building Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	Both	Municipal water 50mm poly service in good condition.	
4.3.2	Water treatment system(s).	4	Both	None, municipal.	
4.3.3	Pumps and valves (including backflow prevention valves).	1	Both	Approved backflow prevention required.	1,000.00
4.3.4	Piping and fittings.	2	Both	Water distribution uses copper pipe, under-slab requires replacement. CI and galvanized sewer in poor condition due to history of problems.	60,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	Both	Fixtures in fair condition. Cost included in 4.3.5.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	Both	1NG, Hot water heater, 33 Gal, 30,000 BTU/hr, 27 gal/hr recovery. No recirculation system.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	2	Both	Municipal sanitary in poor condition due to age. No reported problems.	10,000.00
Other					

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems	Rating	Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	2	Both	1 Hot water boiler, converted to NG at the end of it's service life.	75,000
4.4.2	Heating controls (including use of current energy management technology).	2	Both	Low voltage electric in poor condition, poor zone control (thermostats operate circulation pumps). Boiler controls and requires upgrade. Cost included in 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	Both	Acceptable.	
4.4.4	Treatment of water used in heating systems.	4	Both	Treated water by district.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	Both	Low temperature alarm.	
4.4.6	Heating air filtration systems and filters.	NA			
4.4.7	Heating humidification systems and components.	NA			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)	Rating	Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	Both	Hot water piping to fix tube radiant heaters. Poor condition. Cost included in 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3	Both	Insulation in fair condition, replace with mechanical heating upgrade. Cost included in 4.4.1.	
4.4.10	Heat exchangers.	NA			
4.4.11	Heating mixing boxes, dampers and linkages.	NA			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	Both	Gym - fin tube radiant heaters in fair condition. Unit heater causes objectionable noise. Gathering space - ceiling installed forced flow in poor condition. Cost included in 4.4.1.	
4.4.13	Zone/unit heaters and controls.	4	Both	Gym - See 4.4.12.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems	Rating	Bldg. Section	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	2	Both	No mechanical ventilation.	50,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	Both	See 4.5.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	NA			
4.5.4	Exhaust systems capacity and condition.	2	Both	Washroom exhaust requires upgrade, non functional.	2,000.00
4.5.5	Separation of out flow from air intakes.	NA			
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2	Both	Gym has no mechanical exhaust.	25,000.00
Other					
4.5	Ventilation Systems (cont'd)		Bldg. Section	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	NA	Both	
4.5.8	Air filtration systems and filters.	NA		
4.5.9	Humidification system and components.	NA		
4.5.10	Heat exchangers.	NA		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	NA		
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).	NA	Both	No cooling.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	NA			
4.6.3	Cooling system controls (including use of current energy management technology).	NA			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA			
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.	2	Both	No DDC control, due to extent if mechanical upgrades. Installation if a DDC system is warranted.	30,000.00
	Overall Mech Systems Condition & Estim. Costs				\$253,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
	5.1 Site Services		Shagnessy School	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	2	Both 120/240 10 200 amps overhead service. Most service equipment Amalgamated Electric no space. Switch gear is antiquated.	20,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Both 2 yard lights on power poles. 1 broken HPS at front entrance. 1 HPS at mechanical room entrance.	5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2	Both Two car plug-ins not working, no temperature or time control.	2,000.00
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).	3	Both Edwards 1527 fue alram panel. Old tecnology. Adequate Coverage. No spare Capacity.	15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	Both DC Pack with heads in gym. No coverage in remainder of school. Cost included in 5.2.1.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	Old exits no DC capability. Poor condition. Cost included in 5.2.1.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
	5.3 Power Supply and Distribution	Rating	Bldg. Section	
5.3.1	Power service surge protection.	NA		
5.3.2	Panels and wireways capacity and condition.	3	Both Most panels are at 100% capability and antiquated. Wireways are at 100% capacity.	35,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		
5.3.4	General wiring devices and methods.	3	Both General wiring devices are antiquated. 2-3 outlets per classroom. Surface conduit. Cost included in 5.3.2.	
5.3.5	Motor controls.	3	Both General switches for motor control. Some manual motor starters, general switches should be changed to manual motor starters with overhead protection. Cost included in 5.3.2.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
	5.4 Lighting Systems	Rating	Bldg. Section Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	Both Gym has poor lighting, energy efficient fixtures should be installed. Fixtures in poor to fair condition. Fluorsecent Surface as follows: Mech. Room 128 lux. Storage 710 lux. Computer lab 710 lux. Library 715 lux. Classroom 800 lux. Gym 100 lux. Bathroom 242 lux. Staff room 325 lux. Corridor 206 lux. Cost included in 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	Both See 5.4.1. And 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	Both T8 with electronic ballast, F34 watt saver lamps. Motion detectors for occupied, unoccupied periods.	40,000.00
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).	2	Both Old system 2 lines in building.	15,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2	Both No cable or satellite, no public address system, classroom change bells done manually. Cost included in 5.5.1.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	Both Category 5 cabling.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	Both Installation in conduit, wireway and open wiring in ceiling spaces.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	Both Communication closet has capacity for growth. Lockable door. No ventilation exhaust or cooling. Closet area used for storage.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	Both Dedicated circuits for hubs, switches, computer labs, and classroom computers.	
Other		2	Both No network equipment, (server hubs and switches).	15,000.00

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).	NA		
5.6.2	Intrusion alarms (if applicable).	4	Both XL-2 security alarm system controlled through the building management system adequate coverage.	
5.6.3	Master clock system (if applicable).	NA		
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).	NA	No elevators	
5.7.2	Condition of elevators/lifts.	NA		
5.7.3	Lighting and ventilation of elevators/lifts.	NA		
Other				
Overall Elect. Systems Condition & Estim Costs				147,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	NA	No portables	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	NA		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	NA		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	NA		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting)	NA		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	NA		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	NA		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	NA		
6.1.8	Heating system.	NA		
6.1.9	Ventilation system.	NA		
6.1.10	Electrical, communication and data network systems.	NA		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	NA		
6.1.12	Barrier-free access.	NA		
Overall Portable Bldgs Condition & Estim Costs				0.00

Section 7 Space Adequacy		This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	3	70.7	212.1	3	80	240	-27.9	Assessment at 100, lowest guideline for 150. Attendance 40.
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	70.7	103	1	130	310	-207	
		1	32.3		2	90			
7.4	Gymnasium (incl. gym storage)	1	146	154.90	1	250	275	-120.1	
			9.1			25			
7.5	Library/Resource Areas	1	58.2	58.2	1	80	80	-21.8	
7.6	Administration/Staff, Physical Education, Storage Areas		11.1	36.1		170	252	-215.9	
			6.8			50			
			18.2			32			
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)			380.20		226	389	-8.8	
						109			
						36			
						18			
Overall Space Adequacy Assessment		7		944.5	8		1546	-601.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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