

School Name:	St. Marguerite School			School Code:	2273	
Location:	Spruce Grove			Facility Code:	2271	
Region:	Central			Superintendent:	Mr. Mel Malowany	
Jurisdiction:	Evergreen Catholic Separate			Contact Person:		
	Regional Division No. 2			Telephone:	(780) 962-5627	
Grades:	5 to 9			School Capacity:	500	
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	1983	1 Mech. 2nd	2978.44	Concrete slab on grade, masonry with wood roof trusses.	Consists of Hot Water Heating system and ventilation system.	The Mechanical System is in good condition.
Additions/ Expansions						
					Evaluator's Name:	John Murray
					& Company:	John Murray Architectural Associates

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1999 (1983)	1		Gymnasium upgrade. Gymnasium lights need minor upgrade.		
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)	1987	1	614.00 (not measured)	Wood frame.	The Mechanical System in each of the portable classrooms consists of one (1) Lennox Model G8RQ2- 90E, natural gas fired furnace, interlocked with exhaust fan serving each classroom.	The Mechanical System in each of the portable classrooms are in fair condition.
<b>List of Reports/ Supplementary Information</b>	Data sheets 1,2,and 3. Sheet 1 - Location on site is questioned. Sheet 2 - 6 classrooms attached portables added (not measured), kit changed to recommended classrom, library now computer room, room 120 library. Sheet 3 - Data sheet needs upgrade.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	A large percentage of site play fields appears to be city owned and maintained. Good. Other than some cracked sidewalks and R.W.L., discharge to same. Good.	10,150
2	Building Exterior	Some attention is needed at R.W.L. discharge points brick and tile roof maintenance free. Exits are low, i.e.: ground to U/S of soffit. See Photo # 2 and # 7.	15,500
3	Building Interior	Structure is good, some finishes old and some unsuitable, new millwork is needed. Toilet partition needs replacement Bleachers are poor.	165,000
4	Mechanical Systems	The existing Mechanical System consists of hot water heating system and ventilation system. The entire Mechanical System is in good condition and will require only routine maintenance.	0
5	Electrical Systems	Service capacity at 50%. Some exterior lighting requires replacement with H.I.D. FA system operational but outdated. Emergency lighting is inadequate. No surge protection. Fixtures, telephone and communication systems requires upgrade. No security system.	124,200
6	Portable Buildings	Some sound rating needed for music room. Some new finishes.	24,000
7	Space Adequacy:		
	7.1 Classrooms	Space seems adequate including attached portables. <20>	
	7.2 Science Rooms/Labs	1 new science classroom needed. <150>	
	7.3 Ancillary Areas	1 new music / drama Anc. Room needed. (Music room poorly located.) <128>	
	7.4 Gymnasium	Undersized, but acceptable. Storage is small. <137>	
	7.5 Library/Resource Areas	Undersized, but acceptable. <74>	
	7.6 Administration/Staff Areas	Staff room and work room are small. 381 m <sup>2</sup> deficiencies. <381>	
	7.7 CTS Areas	--	
	7.8 Other Non-Instructional Areas (incl. gross-up)	<1126> School area deficiency appears to relate to administration areas.	
	Overall School Conditions & Estim. Costs		338,850

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is adequate, but incorporates city parks and recreation area.	-
1.1.2	Outdoor athletic areas.	4	Hard paly surface. 4 basketball hoops, 1 baseball backstop, 1 soccer comb football.	-
1.1.3	Outdoor playground areas, including condition of equipment and base.	-	No play ground area; but 5 - 9 grades not required.	-
1.1.4	Site landscaping.	4	Lawn and treesacceptable.	-
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fully fenced, good. 4 benches and tables, 2 bicycle racks, 3 garbage containers. Good.	-
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No signs of ponding, good drainage.	-
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	-
1.1.8	Safety and security concerns due to site conditions.			
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).	1	Some concrete walks need replacing.	10,000
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	5	Asphalt surface with concrete curbs.	-
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site directly in front of school (south). <i>See Photo #1</i>	-
1.2.4	Fire vehicle access.	5	Good access, two building faces.	-
1.2.5	Signage.	4	Adequate.	-
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).	1	79 parking stalls. Good. Handicapped stall not signed.	150
1.3.2	Layout and safety of parking lots.	4	Parking arrangement is good. Well separated from bus drop off.	-
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt well drained.	-
1.3.4	Layout and safety of sidewalks.	4	Appears adequate, some repair needed. See 1.2.1. R.W.L. in 3 locations drains over sidewalks - icy.	See 1.2.1
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete well drained.	-
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cuts are present.	-
	Other			
	<b>Overall Site Conditions &amp; Estimated Costs</b>			10,150

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	1983	No apparent problems. Concrete slab on grade.	-
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1983	No apparent problems. Load bearing masonry.	-
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1983	No apparent problems. Wood roof trusses and roof framing, except for main trusses to gymnasium which are steel.	-
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1983	Tile roof - maybe two displaced tiles, difficult to see. Eave trough needs re-alignment. <i>See # 3 and # 4</i>	500
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	1983	Good sized eaves trough profile. Rain water leader return within building wall, but causing dampness and wet to exterior veneer. <i>See photos # 3,4, &amp; 7.</i>	5,000
2.2.3	Control of ice and snow falling from roof.	5	1983	No problems.	-
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1983	Roof light over main entry canopy. Appears good.	-
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	5	1983	Brick walls - no problems except R.W.L. discharge points. See photo # 3	See 2.2.2
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5	1983	Fascia stucco - no problems. Soffit - spaced wood stained.	-
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	1983	No apparent problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	2	1983	This is a problem and needs correction.	See 2.2.2
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1983	No apparent problems.	-
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
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).	4	1983	Steel doors and frames good.	-
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1983	Hardware poor.	10,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1983	Safe, but old.	See 2.4.2
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5	1983	Windows - bronze aluminum, venetian blinds between glass, appear new.	-
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	1983	Hardware to windows good.	-
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	F.I.	1983	Excessive moisture around rain water leader.	See 2.2.2
	Other				
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					<b>15,500</b>

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	5	1983	Concrete block and gypsum wallboard. No apparent problems.	-
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5	1983	Concrete slab on grade. No cracks or heaving.	-
Other					
3.2	Materials and Finishes			<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2	1983	Classroom: Some carpet, some sheet vinyl (computer vinyl composite tile), (library carpet - rating 4). Some replacement is needed. Corridor: Linoleum. Gymnasium: Sprung wood strip. Science: Carpet needs replaced.	20,000
3.2.2	Wall materials and finishes.	5	1983	Classrooms: Concrete block and gypsum wallboard. Corridor: Concrete block, epoxy; some gypsum wallboard epoxy stipple. Gymnasium: Concrete block - epoxy to 2400 mm, sound block above. Science: Concrete block and gypsum wallboard.	-
3.2.3	Ceiling materials and finishes.	3	1983	Classrooms: Gypsum wallboard stipple and T-bar. Corridor: T-bar and staff areas. Gymnasium: Gypsum wallboard stipple, but high. Science: Gypsum wallboard stipple. Some replacement and repairs needed.	8,000

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.2 Materials and Finishes (cont'd)			Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	1983	Wood doors, chipped, some not rated. Needs evaluation	40,000
			1983	Frames steel.	
			1983	Hardware needs replacement.	
3.2.5	Millwork	2	1983	Classrooms: Inadequate to all classrooms. <i>See Photo # 5 and # 6</i> Workroom: Poor millwork to workroom and staff room. Janitor room: Custodian inadequate shelving. Science: Poor, but Science Prep. Good. Library: Acceptable.	46,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1983	More tackboard needed to Science.  White board needed to Science.	5,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1983 Gym  Science	Wood bleachers. Poor. Score clock. Good. Backstops. Only two sinks, fume cabinet acceptable, shut off for gas and power?	22,000 See 3.2.5.
3.2.8	Washroom materials and finishes.	2	1983 Ceiling  Walls Floor	Toilet partitions and accessories. Poor. Gypsum wallboard generally. Good. T-bar to staff washroom. Poor. Ceramic tile - some minimal repair to staff, concrete block and gypsum wallboard to other washrooms. Ceramic tile to staff floor.	12,000
Other	Boot racks.	3		Need refinishing.	2,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<p><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</b></p> <p>3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.</p> <p>3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).</p> <p>3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).</p> <p>3.3.4 Exiting distances and access to exits.</p> <p>3.3.5 Barrier-free access.</p> <p>3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).</p> <p>3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)</p> <p>Other</p>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
		3	1983	Simple Code check on roof assembly required. Combustible, non-sprinklered is questioned Do code review study.	5,000
		F.I.	1983	Unsprinklered. Combination - combustible and non-combustible construction. Check wood roof structure and ceilings.	-
		4	1983	Seems acceptable. Wood trusses in unsprinklered building?	-
		2	1983	Some doors not labelled/rated - janitor and storage. Storage cupboard in corridor not rated. <i>See Photo # 8</i> Storage in roof space may not meet code.	See 3.2.4.
		4	1983	Exiting is good.	-
		2	1983	No handicap access to entry desk or library.	5,000
			1983	No handicap access to drinking fountain.	
		F.I.	1983	No information available - appears acceptable.	
		4	1983	No apparent problems in 1983 building.	-
	F.I.	1983	Exit heights under roof soffit is 2100 low for code?		
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					165,000

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).	5		The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5		The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A		None	
	Other	N/A			
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	5	1983	Domestic water supply is from the water main in the street (municipal water supply ). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	1983	Is in fair condition	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1983	Are in fair condition	
4.3.4	Piping and fittings.	5	1983	Are in fair condition	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1983	Are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	1983	Are in fair condition	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	1983	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	5	1983	The existing hot water heating system is in good condition.	
4.4.2	Heating controls (including use of current energy management technology).	5	1983	The existing mechanical system is using current energy management technology.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	1983	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	5	1983	Is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	1983	Are in fair condition.	
4.4.6	Heating air filtration systems and filters.	5	1983	Are in fair condition	
4.4.7	Heating humidification systems and components.	5	1983	Humidification system consists of evaporative type humidifier and is in fair condition.	



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).	5	1983	The existing supply air and return air duct system is in good condition. The piping system is also in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	5	1983	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	5	1983	Are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	5	1983	Are in good condition	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	5	1983	It is in good condition	
4.4.13	Zone/unit heaters and controls.	5	1983	Are in good condition	
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.	5	1983	The existing air handling system consists of three (3) centrally located air handling units serving entire school. The capacity and condition of this unit are fine.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5	1983	Are fine.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	5	1983	Are fine.	
4.5.4	Exhaust systems capacity and condition.	5		Are fine	
4.5.5	Separation of out flow from air intakes.	5		Are fine	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	5		Are fine	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	<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).	5	1983	The ventilation system is using pneumatic operated DDC control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	5	1983	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	5	1983	The humidification system consists of Evaporative type humidifier built inside the air handling unit plenum. The system operates fine.	
4.5.10	Heat exchangers.	5	1983	The glycol to water heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5	1983	The ventilation distribution system and components are in fine condition.	
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).	N/A		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
	Other	N/A			
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.	5	1983	The existing control system is DDC control system using the current energy management technology.	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					

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		Primary service is underground to padmount transformer. Secondary service is rated at 1200A, 120/208V. Service capacity is at 50%.	-
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Exterior lighting consists of some recessed incandescent with H.I.D. on exterior wall and posts. Replace incandescent with H.I.D.	\$2,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Car plug-ins are mounted on steel I-beams and are connected to weatherproof panel located in parking area. Panel is contactor controlled. Car plus-ins are sufficient for present needs.	-
	Other				
<b>5.2 Life Safety Systems</b>					
			<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		Fire alarm system is of antiquated technology. System has been tested yearly. Replacement parts are difficult to obtain. System is operational.	\$5,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2		Emergency lighting is inadequate.	\$7,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Exit lights are in poor condition. Some are not internally illuminated. Others have incandescent lamps.	\$2,500.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3		There is no surge protection on main distribution.	\$2,700.00
5.3.2	Panels and wireways capacity and condition.	3		Most of the panels are full with no capacity for future dedicated circuits.	\$15,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	-
5.3.4	General wiring devices and methods.	3		There are not enough receptacles for future computers. Most classrooms have only two receptacles.	\$15,000.00
5.3.5	Motor controls.	4		Motor starters are of the combination starters/disconnect type. Units are in good condition.	-
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		The gymnasium has recently been upgraded with high pressure sodium fixtures. Classrooms have surface mounted fluorescents. Fixtures have T12 and magnetic energy saving ballasts. Computer room lighting is by surface wrap-around fixtures. Corridors and office area have 2' x 4' recessed fixtures with 4 lamps. Some have been delamped. Fixtures should be upgraded with T8 and electronic ballasts.	\$30,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Ballast should be replaced.	Part of 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		Except for some delamping, no other energy saving measures have been done.	-
Other					

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	3		Telephone is of old technology with no capability for interphasing with other system.	\$15,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2		Sound system is an old antiquated Pet-Com 2200 manual switch type. System has no capability of interphasing with multi-media.	\$25,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cables have been installed to all classrooms for future networking.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cables are run exposed along walls and above T-bar ceilings.	-
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	F.I.		There is no central communication room.	-
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		There are insufficient number of dedicated circuits.	Part of 5.3.4
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		There is no site/building surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4		There is a D.S.C. building security system and is being monitored.	-
5.6.3	Master clock system (if applicable).	2		Master clock is not working. System is old and needs replacement. Unit is a Simplex Model 2350.	\$5,000.00
	Other				
<b>5.7 Elevators/Disabled Lifts (If applicable)</b>					
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>\$124,200.00</b>

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>		<b>ATTACHED PORTABLES</b>	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No signs of movement.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Appears acceptable except for R.W.L. discharge - wood frame, B.U.R.	3,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Some vandalism. Re-finish or re-paint. Wood frame construction.	3,000
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Acceptable.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Poor - some floor finishes need change and accoustic treatment to Music room.	18,000
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable.	
6.1.8	Heating system.	4	Fair condition. Natural gas fired furnace to each classroom.	
6.1.9	Ventilation system.	4	Fair condition. Exhaust fan interlocked with furnace.	
6.1.10	Electrical, communication and data network systems.	4	Acceptable.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Acceptable.	
6.1.12	Barrier-free access.	4	Acceptable.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			24,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12.5	72 Averg	900	11	11x80	880	<20>	.5 equals remedial classroom.
7.2	Science Rooms/Labs	2	2x105	210	3	3x120	360	<150>	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	92 2x90	272	4	130 3x90	400	<128>	
7.4	Gymnasium (incl. gym storage)	1	-	518	1 1	595 60	655	<137>	
7.5	Library/Resource Areas	1	-	156	1	230	230	<74>	
7.6	Administration/Staff, Physical Education, Storage Areas			202			583	<381>	Have not included storage in roof space - code violation.
7.7	CTS Areas								
	7.7.1 Business Education	1	140	140	2	2x115	230	<90>	Computer lab
	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)			1014			1200	<186>	
	<b>Overall Space Adequacy Assessment</b>			3412			4538	<1126>	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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