

School Name: Killarney Junior High School  
Location: Edmonton, AB

School Code: 7516  
Facility Code: 1306

Region: North  
Jurisdiction: Edmonton School District #7

Superintendent: Emery Dosdall  
Contact Person: Bob Clark  
Telephone: (780) 429 8511

Grades: VII - IX

School Capacity: 745

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	1959	1	4239	Walls are load bearing masonry with stucco exterior finish (1987 modernization) on concrete grade beam. There is a crawl space beneath. The roof is slop to drain wood joists. MBM roof (1999).	Two steam boilers (1959). Individual in-room unit ventilators with steam heating.	
Additions/ Expansions	1967	2	2429	Masonry loadbearing walls with brick exterior face concrete on steel deck floor and steel truss roof. MBM roofing (1999).	Three small hot water heating boilers, two base mounted circulation pumps, one central air handling unit with heating coil, mixing box, filters, supply and return fans.	

Evaluator's Name: Richard Isaac, MRAIC, MAAA  
& Company: Manasc Isaac Architects Ltd.

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1984			Exterior stucco cladding to 1959. New windows installed.		
	1987			Renovation to second floor of 1967 wing to create new Home Economics area.		
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)	N/A					

<b>List of Reports/ Supplementary Information</b>	No record of any reports.
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Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	The school site is large and has a basic sports area. The staff parking area needs some repairs and resurfacing.	\$ 35,000.00
2 Building Exterior	Some cracks inside exterior walls. Exterior doors require repair.	\$ 8,000.00
3 Building Interior	Replace carpets, some painting required, and countertop require repairs.	\$ 60,000.00
4 Mechanical Systems	Original 1959 steam heating and ventilation systems need to be completely replaced. Controls for 1967 system to be replaced and tied into new control systems with DDC controls.	\$1,025,000.00
5 Electrical Systems	The school has received some architectural upgrading but some components of the electrical systems require renovation. The communications, power and fire alarm systems are adequate. Lighting systems, emergency and exit lighting should be upgraded to bring the systems up to current	\$ 335,000.00
6 Portable Buildings	N/A	\$ -
7 Space Adequacy: 7.1 Classrooms	School capacity = 745, enrollment = 358. There are more classrooms than currently needed.	
7.2 Science Rooms/Labs	More than enough science classroom space.	
7.3 Ancillary Areas	Well used spaces.	
7.4 Gymnasium	Gym, plus a mini-gym are adequate.	
7.5 Library/Resource Areas	Library is a good size, minimal books on shelves.	
7.6 Administration/Staff Areas	More than adequate.	
7.7 CTS Areas		
7.8 Other Non-Instructional Areas (incl. gross-up)	School has more than enough classroom and ancillary spaces.	
Overall School Conditions & Estim. Costs		\$1,463,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	School site is large.	
1.1.2	Outdoor athletic areas.	4	Sports area are large.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Hard surface courtyard is in good condition.	
1.1.4	Site landscaping.	4	Very little on the grass fields, some around the building.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No reports of ponding or bad drainage.	
1.1.7	Evidence of sub-soil problems.	3	Some heaving of sidewalks, required leveling.	\$ 5,000.00
1.1.8	Safety and security concerns due to site conditions.			
	Other			
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Drop-off on side street. Main access off side street, parents drop-off here.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt needs some leveling.	\$ 4,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus drop-off (side street) and public bus route along north side of school.	
1.2.4	Fire vehicle access.	4	3 street access.	
1.2.5	Signage.	4	One sign for school site.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	20 on-site parking stalls with plug-ins. Visitors park on side street.	
1.3.2	Layout and safety of parking lots.	4	Good	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt needs repair.	\$ 6,000.00
1.3.4	Layout and safety of sidewalks.	4	Good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete slabs are uneven and cracked. Needs leveling and replacement.	\$20,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Good. Access is at grade.	
	Other			
<b>Overall Site Conditions &amp; Estimated Costs</b>		4		<b>\$35,000.00</b>

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.1	Overall Structure		<b>Bldg. Section</b> <u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1959 There are no cracks in floors in corridors, classrooms or other spaces. 1967	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1959 There are settlement cracks in the concrete block walls. Some have been repaired. Other require repair.	\$ 3,000.00
		4	1967 No structural problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1959 No structural problems evident. Stained ceiling tiles resulting from leaks prior to 1967 complete re-roofing in 1999.	
	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> <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	1959 The roof of the school was replaced in 1999 and appears to be functioning well 1967 (slopes, etc.).	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters,	3	1959 Mechanical hoods and other mechanical elements were not replaced during re- roof. See mechanical report for costs.	See 4.
		4	1967 Good condition.	
2.2.3	Control of ice and snow falling from roof.	4	1959 Roof drains internally. No ice or snow falls from roof. 1967	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1959 Existing skylights have been removed and roofed over.	
Other				



Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost																						
2.3	Exterior Walls/Building Envelope		<table border="1"> <thead> <tr> <th data-bbox="846 207 919 228">Bldg. Section</th> <th data-bbox="919 207 1745 228">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="846 261 919 282">1959</td> <td data-bbox="919 261 1745 282">Exterior stucco 1987. Hairline cracks in stucco surface. Does not appear to be</td> </tr> <tr> <td data-bbox="846 282 919 303">1967</td> <td data-bbox="919 282 1745 303">causing further damage. Masonry finish is good.</td> </tr> <tr> <td data-bbox="846 423 919 444">1959</td> <td data-bbox="919 423 1745 444">All appears to be in good condition.</td> </tr> <tr> <td data-bbox="846 444 919 466">1967</td> <td data-bbox="919 444 1745 466"></td> </tr> <tr> <td data-bbox="846 586 919 607">1959</td> <td data-bbox="919 586 1745 607">No problems reported.</td> </tr> <tr> <td data-bbox="846 607 919 628">1967</td> <td data-bbox="919 607 1745 628"></td> </tr> <tr> <td data-bbox="846 748 919 769">1959</td> <td data-bbox="919 748 1745 769">Interior drainage.</td> </tr> <tr> <td data-bbox="846 769 919 790">1967</td> <td data-bbox="919 769 1745 790"></td> </tr> <tr> <td data-bbox="846 911 919 932">1959</td> <td data-bbox="919 911 1745 932">Good condition.</td> </tr> <tr> <td data-bbox="846 932 919 953">1967</td> <td data-bbox="919 932 1745 953"></td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	1959	Exterior stucco 1987. Hairline cracks in stucco surface. Does not appear to be	1967	causing further damage. Masonry finish is good.	1959	All appears to be in good condition.	1967		1959	No problems reported.	1967		1959	Interior drainage.	1967		1959	Good condition.	1967		
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2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4																								
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4																								
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																								
2.3.4	Interface of roof drainage and ground drainage systems.	4																								
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4																								
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	1959 Door needs repaint and some minor surface repair. 1967	\$ 5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1959 Good condition. 1967	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1959 Good condition. 1967	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1959 Good condition. 1967	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1959 Good condition. 1967	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1959 No problems noticed nor reported. 1967	
	Other			
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>		<b>4</b>		<b>\$ 8,000.00</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).	3	1959	Settlement cracks. See 2.1.2.	See 2.1.2.
		4	1967	Good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1959	Good condition. Terrazzo floor in science room cut for services. Not aesthetically appealing.	
	1967				
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1959	Flooring in acceptable condition. Will need review in next 5 years.	
		3	1967	Carpets need to be replaced and floor leveled.	\$ 25,000.00
3.2.2	Wall materials and finishes.	3	1959	Paint required at cracked areas.	\$ 2,000.00
		4	1967	Good condition.	
3.2.3	Ceiling materials and finishes.	3	1959	Corridor ceilings - acoustic tiles need replacement.	\$ 15,000.00
		4	1967	Good condition.	

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.	4	1959 1967	Good condition.	
3.2.5	Millwork	3	1959 1967	Selective countertops require replacement.	\$ 10,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1959 1967	Good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1959 1967	Good condition.	
3.2.8	Washroom materials and finishes.	4	1959 1967	Good condition.	
	Other				

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3	<b>Health and Safety Concerns --- <i>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</i></b>		<b>Bldg. Section</b> <b>Description/Condition</b> Footprint area = 5,455 m2. Would require sprinklers under present code.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1959 Combustible - non sprinklered.	
		4	1967 Non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	1959 No separation evident. 1967	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	1959 Separation of exits requires investigation. 1967	
3.3.4	Exiting distances and access to exits.	FI	1959 Travel distances and number of exits requires further investigation. 1967	
3.3.5	Barrier-free access.	3	1959 School has an elevator to the second floor. No automatic opener at entry is 1967 installed. There are no barrier-free washrooms.	\$ 8,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	1959 Asbestos investigation report is not available. An investigation is required. 1967	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1959 None were reported. 1967	
Other				
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>		<b>4</b>		<b>\$60,000.00</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost												
4.1	<b>Mechanical Site Services</b>															
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).															
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All Some exterior hose bibbs installed.													
4.1.3	Outside storage tanks.		N/A													
Other																
4.2	<b>Fire Suppression Systems</b>		<table border="1"> <thead> <tr> <th data-bbox="831 686 905 711">Bldg. Section</th> <th data-bbox="905 686 1730 711">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 735 905 760">4.2.1</td> <td data-bbox="905 735 1730 760">All Fire hydrants and siamese connections. Municipal fire hydrants located in streets. Building does not have a siamese connection.</td> </tr> <tr> <td data-bbox="831 841 905 865">4.2.2</td> <td data-bbox="905 841 1730 865">All Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). Fire hose cabinets located throughout the building.</td> </tr> <tr> <td data-bbox="831 946 905 971">4.2.3</td> <td data-bbox="905 946 1730 971">All Hand extinguishers, blankets and showers (i.e., in CTS areas). Fire extinguishers installed in fire hose cabinets.</td> </tr> <tr> <td data-bbox="831 1052 905 1076">4.2.4</td> <td data-bbox="905 1052 1730 1076">Other special situations (e.g., flammable storage areas, science labs, CTS areas). N/A</td> </tr> <tr> <td data-bbox="831 1157 905 1182">Other</td> <td data-bbox="905 1157 1730 1182"></td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	4.2.1	All Fire hydrants and siamese connections. Municipal fire hydrants located in streets. Building does not have a siamese connection.	4.2.2	All Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). Fire hose cabinets located throughout the building.	4.2.3	All Hand extinguishers, blankets and showers (i.e., in CTS areas). Fire extinguishers installed in fire hose cabinets.	4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas). N/A	Other		
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Other																

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	<b>Water Supply and Plumbing Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	All	Municipal water supply. Pressure and volume adequate.	
4.3.2	Water treatment system(s).			N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	All	Valves are old and appear to be deteriorating.	\$ 400,000.00
4.3.4	Piping and fittings.	3	All	Piping and fittings are between 30 to 40 years old and may be deteriorating internally. Soldered fittings may contain lead.	See 4.3.3
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Fixtures are original installation and finishes have deteriorated.	See 4.3.3
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	Two gas fired tanks installed with recirculation pump. Meets current demand.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Building is serviced by municipal sanitary and storm drainage systems.	
	Other			N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	2	1959	Two L.P. steam boilers (40 years old) provide steam for heating. Maintenance staff report tubes are failing due to corrosion. Boilers may contain asbestos materials	\$ 200,000.00
		4	1967	Hot water heating boilers and pumps. No problems reported.	
4.4.2	Heating controls (including use of current energy management technology).	2	All	Older pneumatic system (no D.D.C.).	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	2	1959	Replace chimney from steam boilers.	See 4.4.1
		4	1967	No problems noted.	
4.4.4	Treatment of water used in heating systems.	2	1959	Replace steam system.	See 4.4.1
		4	1967	Chemical pot feeder installed.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	2	1959	Replace steam system.	See 4.4.1
		4	1967	No problems noted.	
4.4.6	Heating air filtration systems and filters.			N/A	
4.4.7	Heating humidification systems and components.			None installed.	



Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)		<b>Bldg. Section</b> <u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	1959 Individual room ventilators are installed in each classroom and provide both heating and ventilation. Poor condition.	See 4.4.1
		4	1967 Perimeter hot water heating and central ventilation unit.	
4.4.9	Heating piping, valve and/or duct insulation.	F.I.	1959 Pipe insulation on steam and condensate mains has deteriorated and may contain asbestos. Condensate tank is uninsulated.	
4.4.10	Heat exchangers.		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	2	1959 Classroom ventilators have small outside air connections.	See 4.4.1
		F.I.	1967 Central air handling unit has mixing box. Capacity unknown.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1959 Occupants complain.	See 4.4.1
		4	1967 No problems noted.	
4.4.13	Zone/unit heaters and controls.	2	1959 A number of steam unit heaters have exposed piping components which could be hazardous.	See 4.4.1
		4	1967 Force flow entrance heating.	
Other			N/A	

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	1959	Unit ventilators with steam coils in each classroom. Poor condition.	\$ 220,000.00
		4	1967	One central air handling unit with distribution to individual spaces. Supply and return fans.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1959	Fresh air connection through wall to each unit ventilator.	See 4.5.1
		F.I.	1967	Fresh air ducted to mixing box. Capacity not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1959	No central system.	See 4.5.1
		4	1967	Minor modifications required.	
4.5.4	Exhaust systems capacity and condition.	2	1959	Components have deteriorated and should be replaced. Occupants complain of no exhaust in staff washrooms.	See 4.5.1
		4	1967	No problems noted.	
4.5.5	Separation of out flow from air intakes.	4	1967	No problems noted.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	F.I.	1959	Recirculation dust collection system in small room (noisy).	
			1967	Appears to be grease filters on a number of exhaust outlets in home economics (may not meet code).	
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).	2	1959	N/A	See 4.7.1
			1967	Older pneumatic system. No D.D.C.	
4.5.8	Air filtration systems and filters.	4	1967	Low efficiency filters. No applicable to 1959 portion.	
4.5.9	Humidification system and components.			N/A	
4.5.10	Heat exchangers.			N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	1959	None.	See 4.5.1
		4	1967	No major problems reported.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Section</b> <u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).		N/A	
	Other			
4.7	<b>Building Control Systems</b>		<b>Bldg. Section</b> <u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2	1959 Single pneumatic compressor for steam heating controls. 1967 Older control system (no D.D.C.).	\$ 205,000.00
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>		<b>3</b>		<b>\$ 1,025,000.00</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	1951 Primary service is underground from a pad mounted utility transformer. Main service is rated at 800 amps, 120/208 volts, 3 phase, 4 wire. Service equipment, located in a separate electrical room. The main service panel is 3 years old and replaced the original equipment that was destroyed by lightning. The original distribution section has been backfed from the new main switch. The service has ample load and space capacity (120V/A x 240MVA multiplier 280A)	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1951 The site lighting consists of a minimal amount of building mounted luminaires. 1967 Fixtures are HID and incandescent sources. Exterior lighting is controlled by a photocell. There is minimal lighting in the area of the staff parking lot and no security lighting in most areas.	\$ 20,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1951 20 staff parking stalls are energized. All are in poor condition.	\$ 10,000.00
Other				
<b>5.2 Life Safety Systems</b>				
			<b>Bldg. Section</b> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1951 The fire alarm system is a Simplex 4002 with the main control panel located in the general Office and an annunciator located near the main entrance. The system is 7 years old, utilizes modern technology and is installed to meet recent code requirements. The system is regularly tested each summer by E.P.S.B. 1967	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	1951 Emergency lighting systems consists of local emergency battery packs and remote mounted emergency lighting heads. The battery packs in the 1951 area of the school were replaced recently but the extent of remote lighting heads was not modified. As a result there is no emergency lighting throughout most corridors. 1967	\$ 20,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1951 Exit lighting is obsolete design and uses incandescent lamps many were not in working order. Fixtures are not connected to emergency battery packs. 1967	\$ 17,500.00
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.	2	1951	None installed.	\$ 7,500.00
5.3.2	Panels and wireways capacity and condition.	4	1951 1967	Panelboards are original equipment to the 1951 and 1967 sections of the school. In most cases panels are in good condition and have space capacity remaining.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		Not Applicable	
5.3.4	General wiring devices and methods.	4	1951 1967	Most wiring is located in conduits concealed in the crawlspace or wall construction. Some surface mounted conduit and wiremold in place. Devices are in fair condition. A recent modernization project in 1993 included minimal electrical work, but did include the addition of receptacles to the 1951 classrooms. Standard is 4 receptacles per classroom, 2 at the front, 2 at the rear. Extension cords in use in many classrooms for computer stations.	
5.3.5	Motor controls.	4	1951 1967	Motor control is generally splitter and loose starter arrangement. All equipment is original and in fair condition.	
	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	1951 Interior lighting generally consists of suspended or surface mounted fluorescent 1967 luminaires. Illumination levels in the classrooms are 300 lux(1951) and 550 lux (1967) for classrooms that have all the luminaires in working order, 150 lux(1951) and 350 lux (1967) in rooms that have been delamped for energy conservation. Levels in the corridors are 80 to 150 lux in the 1951 section, 150-250 lux in the 1967 section. The Gymnasium uses strip fluorescents and levels are 250-300 lux. All fixtures are original vintage and controlled by local line voltage switching.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1951 Many ballasts are original equipment. Failure replacements are energy efficient 1967 magnetic type. Original ballasts most likely contain PCB's and failure results in leakage.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1951 Replace all lighting fixtures with those that use T8 lamps and electronic ballasts. 1967 Condition of fixtures and lighting levels do not warrant a retrofit.	\$ 260,000.00
	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).	4	1951 Telephone system is Meridian Norstar. Each classroom is provided with a 1967 telephone handset for communication with the office. All equipment is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1951 Bogen Multi-comm 2000 intercom systems is interfaced with the telephone 1967 equipment and is in good condition. Cable TV system is distributed throughout the 1967 portion of the school only.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1951 Cat. 5 UTP data cabling system is in place throughout. Each classroom is 1967 provided with one cat. 5 data jack and 1 telephone jack.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1951 Data cabling is installed in conduit above the main floor. Cabling is run free air in 1967 the crawlspace in the 1951 area of the school.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1951 A storage area adjacent to the main office area contains all terminations and 1967 hardware for the main network, telephone and intercom. Room is secure, ventilation is adequate and room for expansion is available. Each computer lab in the 1967 section of the school is wired to a LAN in that area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1951 Separate dedicated circuits are available at hub locations for communication 1967 equipment use.	
Other				

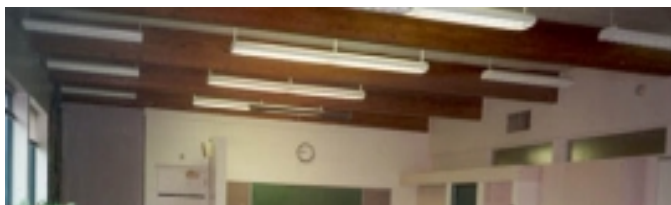


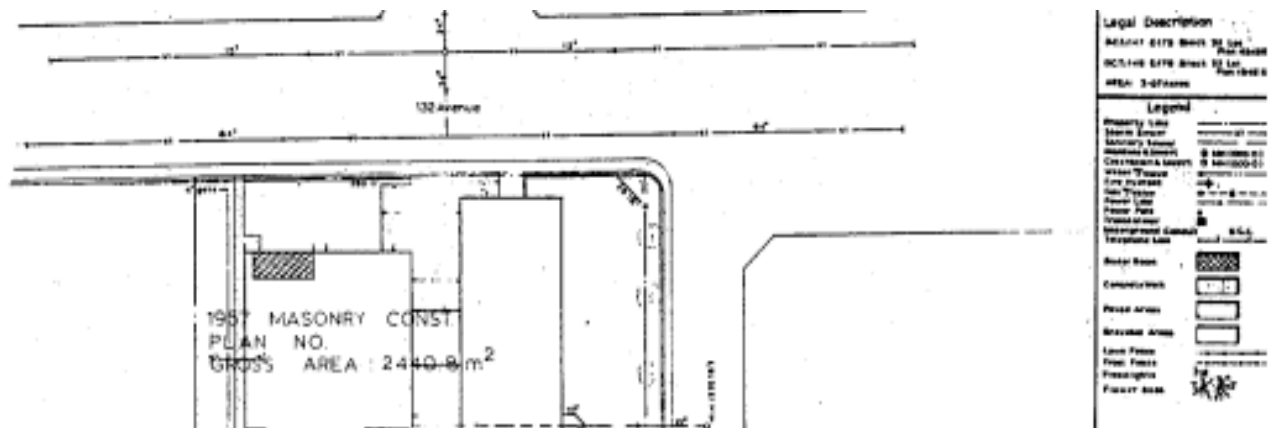
Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).	N/A	None installed.	
5.6.2	Intrusion alarms (if applicable).	4	1951 Standard E.P.S.B. security system is in place consisting of motion detectors, door 1967 contacts, boiler alarm, control panels, etc.	
5.6.3	Master clock system (if applicable).	4	1951 A master clock is installed in the 1951 portion of the school. The system remains 1967 in use but most of the clocks have been replaced with battery operated units as the slave clocks fail.	
	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).	5	1967 Handi-capped chair lift from main level to second floor of the 1967 section. Lift was installed in 1993. Access is good and operation of lift has been trouble free.	
5.7.2	Condition of elevators/lifts.	5	1967 Lift is in excellent condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	5	1967 Compact fluorescent lighting in place	
	Other			
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>		<b>4</b>		<b>\$ 335,000.00</b>

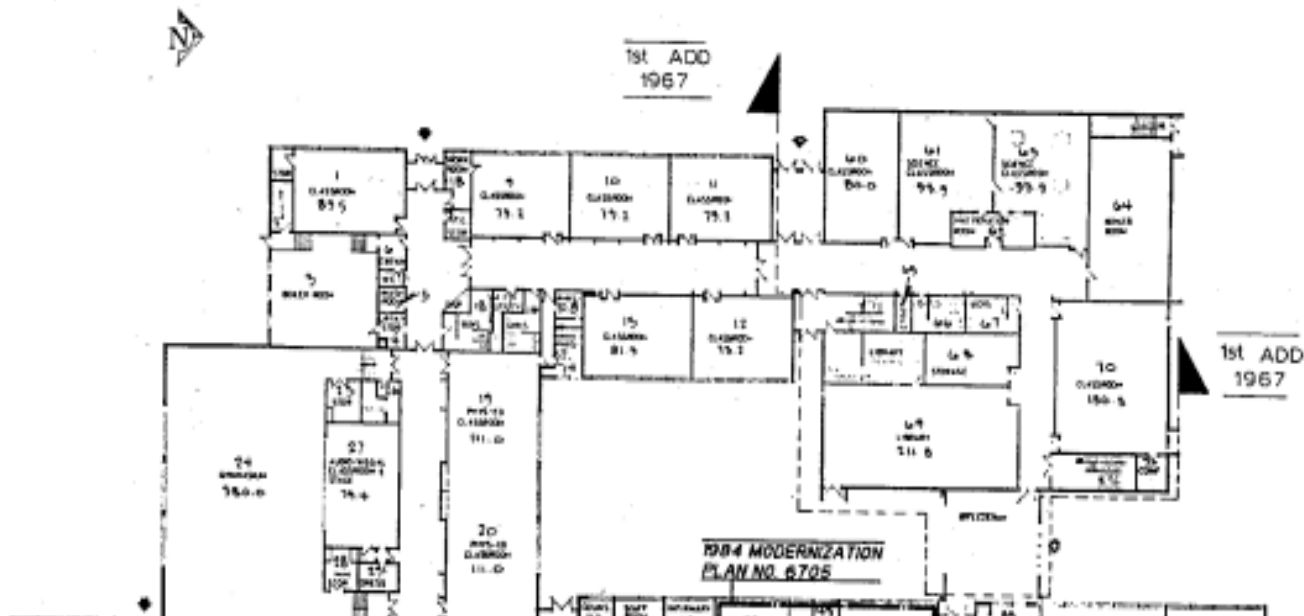
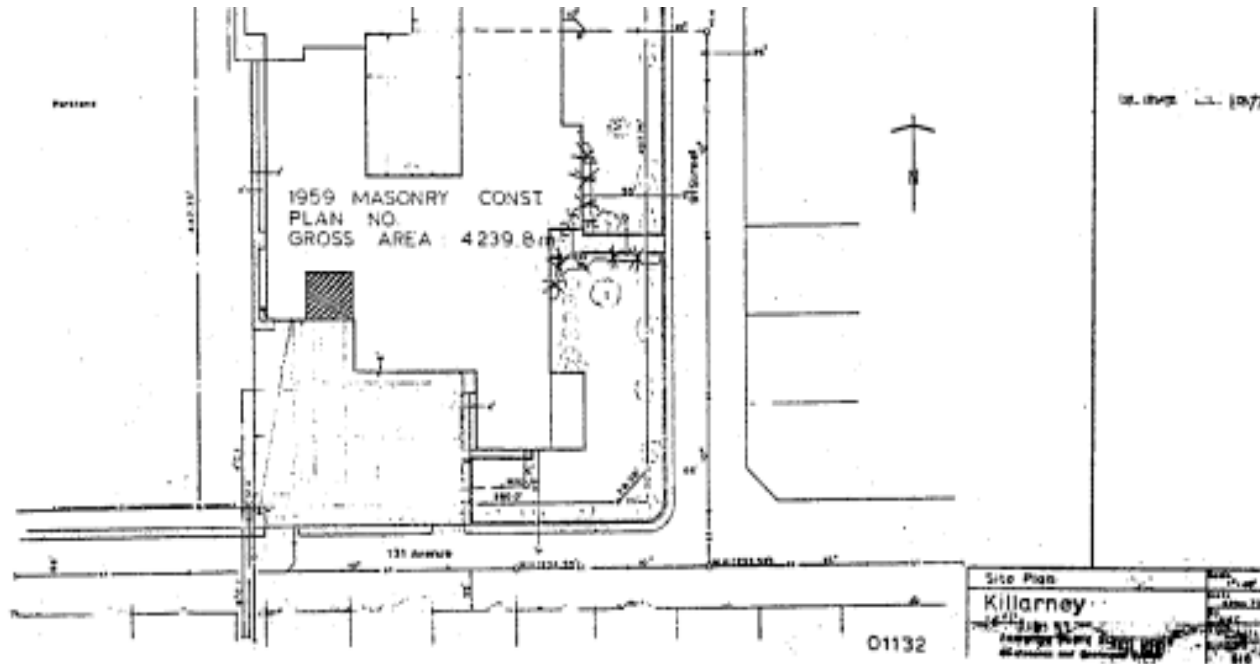
SECTION	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6	<p><i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i></p>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	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

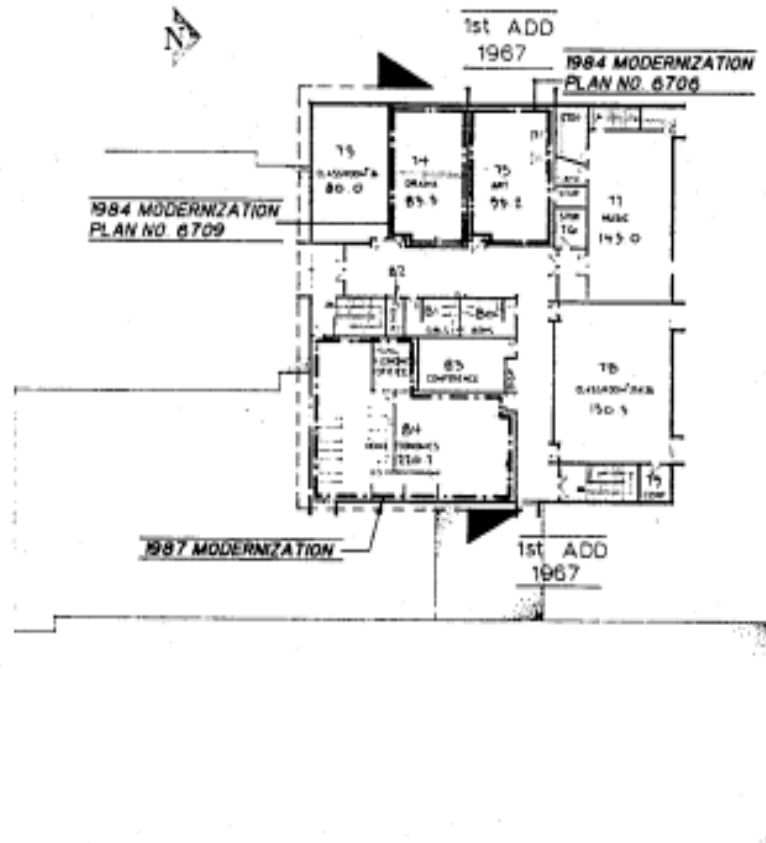
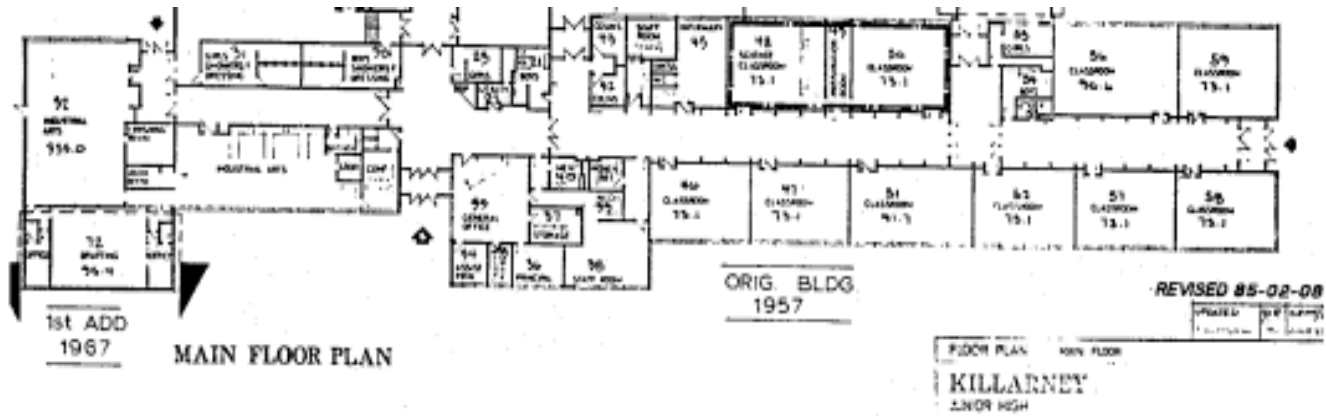
Section 7 Space Adequacy		This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17		1395.2			640	755.2	School capacity = 745, enrollment = 358. There are more classrooms than currently needed.
7.2	Science Rooms/Labs	4		374.2			240	134.2	More than enough science classroom space.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		467.6			310	157.6	Well used spaces.
7.4	Gymnasium (incl. gym storage)	1	623	623	1	655	655	-32	Gym, plus a mini-gym are adequate.
7.5	Library/Resource Areas	1	211.8	211.8	1	170	170	41.8	Library is a good size, minimal books on shelves.
7.6	Administration/Staff, Physical Education, Storage Areas			440.3			452	-11.7	More than adequate.
7.7	CTS Areas								
	7.7.1 Business Education						115	-115	
	7.7.2 Home Economics	1	306.5	306.5				306.5	
	7.7.3 Industrial Arts	1	450.4	450.4				450.4	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			2399.9			914	1485.9	
<b>Overall Space Adequacy Assessment</b>				6668.9			3496	3172.9	School has more than enough classroom and ancillary spaces.

Evaluation Component/ Sub-Component	Additional Notes and Comments











SECOND FLOOR PLAN

REVISED : 97-11-05

DATE	BY	REVISION

FLOOR PLAN	SECOND FLOOR	SCALE
KILLARNEY		
JUNIOR HIGH		