

School Name: Hillcrest Community School

School Code: 1712

Location: Blumenort, Alberta

Facility Code: 558

Region: North

Superintendent: Michael Davenport

Jurisdiction: Fort Vermilion SD No. 52

Contact Person: Dan Dyck

Telephone: (780) 927 3766

Grades: K-IX

School Capacity: 275

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	1985			Concrete block, slab-on-grade, steel roof structure.	Central hydronic heating and central air handling units.	Good condition.
Additions/ Expansions						

Evaluator's Name: Vivian Manasc, MRAIC, MBA
& Company: Manasc Isaac Architects Ltd.

<p>Upgrading/ Modernization (identify whether minor or major)</p>						
<p>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</p>	<p>1987</p>			<p>2 wood frame portable classrooms and corridor.</p>		

<p>List of Reports/ Supplementary Information</p>	<p>Roof Report, Alberta Independent, October 1997.</p>
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	Evaluation Components	Summary Assessment	p
1	Site Conditions	Large, well landscaped site. Remove underground fuel storage tank.	\$ 30,000.00
2	Building Exterior	New brick finish, BUR roof in good condition but requires on-going repairs. Operable windows are required in selected areas. Skylights require on-going repair and should be replaced with clerestorey's.	\$ 120,000.00
3	Building Interior	All finishes in good condition.	\$ 40,000.00
4	Mechanical Systems	The mechanical systems, installed in 1984, appear to meet the current standards for school design. Further investigation is required to determine if the water supply available for fire protection meets current code. Due to the area covered by the School Division, a DDC Control System would greatly enhance the operation and maintenance of the mechanical systems.	\$ -
5	Electrical Systems	The electrical systems are well maintained and in good condition. The electrical power distribution system meets current school requirements and can be easily expanded to meet future expansion. The lighting systems are adequate and meet accepted standards for lighting levels. An energy conservation retrofit of the lighting systems would realize a two year payback. The fire alarm system equipment is obsolete and does not have any visual signal appliances. (strobes). Communication	\$ 44,000.00
6	Portable Buildings	Two portables in aging condition. Two of the furnaces are in need of replacement.	\$ 30,000.00
7	Space Adequacy:		
	7.1 Classrooms	Classrooms are somewhat small but adequate given the small class sizes.	
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas	Combined art/science room.	
	7.4 Gymnasium	Gym is well suited to school needs.	
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas	Sufficient space for present staff.	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		

Evaluation Components	Summary Assessment	p
Overall School Conditions & Estim. Costs		\$ 264,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Good size.	
1.1.2	Outdoor athletic areas.	5	Adequate for needs.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Good older equipment. Needs absorptive base, which is being done. New equipment will be needed in five years.	\$20,000.00
1.1.4	Site landscaping.	5	Adequate landscaping.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	5	Adequate	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	5	Good drainage around and away from school. Sandy soils.	
1.1.7	Evidence of sub-soil problems.	5	Sandy soil, no movement.	
1.1.8	Safety and security concerns due to site conditions.	4	No significant issues.	
	Other	3	Underground fuel storage tank to be removed.	\$10,000.00
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	Good access, visibility and safety.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel roads in very rough condition. There were intended to be paved but never done.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	On-site bus lane, asphalt.	
1.2.4	Fire vehicle access.	5	Good access all around.	
1.2.5	Signage.	5	Adequate	
Other				
1.3	Parking Lots and Sidewalks			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Generally adequate for present staff level.	
1.3.2	Layout and safety of parking lots.	4	Adequate layout, a bit tight.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	5	Asphalt lot, well drained.	
1.3.4	Layout and safety of sidewalks.	4	Good layout.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks, in good condition.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate	
Other				
Overall Site Conditions & Estimated Costs		4		\$30,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost										
2.1	Overall Structure		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Bldg. Section</u></th> <th style="width: 85%;"><u>Description/Condition</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="100 272 216 329">2.1.1</td> <td data-bbox="216 272 716 329">Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).</td> </tr> <tr> <td data-bbox="100 573 216 630">2.1.2</td> <td data-bbox="216 573 716 630">Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).</td> </tr> <tr> <td data-bbox="100 873 216 930">2.1.3</td> <td data-bbox="216 873 716 930">Roof structure (i.e., signs of bending, cracking, voids, rust, stains).</td> </tr> <tr> <td data-bbox="100 1174 216 1198">Other</td> <td data-bbox="216 1174 716 1198"></td> </tr> </tbody> </table>	<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).	2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	Other		<div style="border: 1px solid black; width: 80px; height: 40px; margin: 0 auto;"></div>
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2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).													
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</i>		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).	3	Built-up roof. Roof repaired in the summer of 1999. Expect on-going repairs as roof keeps blistering.	\$30,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	5	Accessories in good condition.	
2.2.3	Control of ice and snow falling from roof.		N/A	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	Computer room and library, minor condensation evident. On-going repainting of ceiling. Replace skylights with clerestorey roof and windows.	\$50,000.00
Other				
2.3	Exterior Walls/Building Envelope		Bldg. Section <u>Description/Condition</u>	

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	Brick and metal cladding in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	Wood fascia and soffit details at entrances, in good condition.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5	No problems evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	Adequate	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	Minor condensation damage usually due to high humidity.	
Other				
2.4	Exterior Doors and Windows		Bldg. <u>Description/Condition</u> <u>Section</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).	5	Wood doors, new metal frames and hardware.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5	Good	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5	Excellent	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	Aluminum windows, all fixed. Operable windows would be preferable. Replace selected windows.	\$40,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).		N/A	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5	All in good condition. No problems evident.	
Other				
Overall Bldg Exterior Condition & Estim Costs		4		\$120,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.1	Interior Structure		Bldg. Section <u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	5	Block and frame walls, no movement evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5	Slab-on-grade, no movement evident.	
Other				
3.2	Materials and Finishes		Bldg. Section <u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	Carpet in classrooms and library. Some carpet requires replacement. Vinyl flooring with opening seams. Quarry tile at vestibule and main entry; recessed grilles. Hardwood gym floor requires refinishing.	\$40,000.00
3.2.2	Wall materials and finishes.	5	Vinyl covered gypsum wall board in classrooms. Desco painted concrete block in corridors. Painted block interior walls. Exposed brick feature walls.	
3.2.3	Ceiling materials and finishes.	5	Stippled ceiling with wood trim in library. T-bar ceiling with recessed lighting in selected areas. Surface mounted lighting in classrooms.	
3.2	Materials and Finishes (cont'd)		Bldg. Section <u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2.4	Interior doors and hardware.	5	Wood doors with pressed steel frames and good hardware. Rolling grilles at food service.	
3.2.5	Millwork	5	Plastic laminate tops, doors and drawers. Well laid out and designed.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5	Whiteboards, chalkboards and tackboards in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5	Gym equipment.	
3.2.8	Washroom materials and finishes.	5	Quarry tile floor, full height ceramic tile walls, metal toilet partitions and plastic laminate countertops.	
Other				
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to		Bldg. Description/Condition Section	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
	<i>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>	5	No problems evident.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	5	Non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	5	Good	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	5	Good	
3.3.4	Exiting distances and access to exits.	5	Good	
3.3.5	Barrier-free access.	5	Good	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).		N/A	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)		N/A	
Other				
Overall Bldg Interior Condition & Estim Costs		5		\$40,000.00

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	1984 Surface drainage. No problems reported. Site snow covered at time of inspection.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1984 Non-freeze hose bibs installed.	
4.1.3	Outside storage tanks.			
Other		FI	1984 Existing underground diesel storage tank no longer in operation.	
4.2	Fire Suppression Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	FI	1984 Fire hydrant installed at front of building appears to be connected to water storage cistern (not pressurized).	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).		1984 Building is not sprinklered.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1984 Portable hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).		1984 N/A	
Other				
4.3	Water Supply and Plumbing Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	FI	1984 Underground water storage cistern supplied by "trucked" water. No on-site well.	
4.3.2	Water treatment system(s).	4	1984 No problems reported.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1984 Domestic water pressure tanks and pumps. No problems noted.	
4.3.4	Piping and fittings.	4	1984 Domestic water piping is copper.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1984 Plumbing fixtures generally in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1984 Two gas fired domestic water heaters, storage tank and recirculation pump installed.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1984 Sanitary sewer is connected to a sewage lift station which discharges to a sewage lagoon.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
Other				
4.4	Heating Systems		Bldg. Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All Two hot water heating boilers. Two in-line heating circulation pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4	All Electronic control systems. No D.D.C.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All Combustion air and heater installed.	
4.4.4	Treatment of water used in heating systems.	4	All Chemical pot feeder installed.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All Equipment installed.	
4.4.6	Heating air filtration systems and filters.		All N/A	
4.4.7	Heating humidification systems and components.		All N/A	
4.4	Heating Systems (cont'd)		Bldg. Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	All Total of three central air handling units with supply fan, heating coil, evaporative humidifier, filters and mixing box sections. Separate return fans provided.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All No problems reported.	
4.4.10	Heat exchangers.	4	All No problems reported.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All No problems reported.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All No problems reported.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4.13	Zone/unit heaters and controls.	4	All Kiln exhaust hood installed.	
	Other			
4.5	Ventilation Systems		<u>Bldg. Section</u> <u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	4	All Total of three central air handling units with supply fan, heating coil, evaporative humidifier, filters and mixing box sections. Separate return fans provided.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All No problems reported.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All No problems reported.	
4.5.4	Exhaust systems capacity and condition.	4	All No problems reported.	
4.5.5	Separation of out flow from air intakes.	4	All No problems reported.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All Kiln exhaust hood installed.	
	Other			
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u> <u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>			
4.5.7	Ventilation controls (including use of current energy management technology).	4	All Electronic control systems. No D.D.C.	
4.5.8	Air filtration systems and filters.	4	All Disposable filter media.	
4.5.9	Humidification system and components.	4	All Evaporative humidifier sections in air handlers.	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.10	Heat exchangers.		All N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All No major problems noted.	
	Other			
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).		All N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)		All N/A	
4.6.3	Cooling system controls (including use of current energy management technology).		All N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).		All N/A	
	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.	4	All Electronic control systems. No D.D.C.	
Overall Mech Systems Condition & Estim. Costs		4		0

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.1 Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	Power supplied underground from Alberta Power polemounted transformer. Service size 600 ampere, 120/208 volt 3 P, 4 W demand -- 220 amperes. Main switchgear manufactured by Square D in acceptable condition with spare capacity to meet current and future requirements.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	HID surface mounted luminaires at building exits and entrances in fair condition. Parking and playground areas illuminated with HID streetlighting luminaires on steel poles.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	30 vehicle plug-ins provided on steel standalone posts. All equipment is in good condition.	
Other				
5.2 Life Safety Systems				
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	Bldg. Section Description/Condition Electrovox 2001 multi- zone system, equipment is obsolete and not expandable. No visual signal appliances. Annual testing completed on Aug 9, 1999.	\$12,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	Designated emergency lighting luminaires are supplied from the emergency generator.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Incandescent Exit signage provided at all exits -- meets code requirements.	
Other				
5.3 Power Supply and Distribution				
5.3.1	Power service surge protection.	2	Bldg. Section Description/Condition None	\$ 2,000.00
5.3.2	Panels and wireways capacity and condition.	4	Branch circuit wiring is supplied by Square D panelboards located in the electrical/generator room, janitor's room, mechanical room, corridors and office. All panelboards and wireways are in acceptable condition, but are generally full in classroom areas.	

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost						
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	A diesel fired Simpover 31 kw emergency generator is located in a separate electrical/generator room provides power to run designated mechanical and lighting loads. Unit incorporates automatic transfer capability.							
5.3.4	General wiring devices and methods.	4	All wiring devices are specification grade with stainless steel cover plates. Wiring is copper with RW-90 insulation.							
5.3.5	Motor controls.	4	Individual Klockner Moeller magnetic and manual motor starters are mounted on splitter troughs. All equipment is in good condition.							
Other										
5.4	Lighting Systems		<table border="1"> <thead> <tr> <th data-bbox="869 821 926 842">Bldg. Section</th> <th data-bbox="932 821 1692 862">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="869 870 926 891">5.4.1</td> <td data-bbox="932 870 1692 1016">Interior lighting systems and components (i.e., illumination levels, conditions, controls). Lighting is generally fluorescent, surface mounted 1x4 2 lamp luminaires with Holophane 6100 series lens in the classrooms, recessed 1 lamp 1 x 4s in the corridors, surface mounted strip lights with wire guards on the gymnasium, T12 40 watt lamps, electromagnetic ballasts Classroom and administration areas -- 550 - 800 lux Corridors --250 lux Gymnasium 300 lux.</td> </tr> <tr> <td data-bbox="869 1219 926 1240">5.4.2</td> <td data-bbox="932 1219 1692 1240">Replacement of ballasts (i.e., health and safety concerns). Replacement on failure, no PCB Ballasts reported or noted.</td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls). Lighting is generally fluorescent, surface mounted 1x4 2 lamp luminaires with Holophane 6100 series lens in the classrooms, recessed 1 lamp 1 x 4s in the corridors, surface mounted strip lights with wire guards on the gymnasium, T12 40 watt lamps, electromagnetic ballasts Classroom and administration areas -- 550 - 800 lux Corridors --250 lux Gymnasium 300 lux.	5.4.2	Replacement of ballasts (i.e., health and safety concerns). Replacement on failure, no PCB Ballasts reported or noted.	
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Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost														
5.4.3	Implementation of energy efficiency measures and recommendations.	3	The district is reviewing a proposal by Johnson Controls to complete an energy retrofit of the lighting and control systems. No program is currently in place.	\$20,000.00														
Other																		
<hr/>																		
5.5	Network and Communication Systems		<table border="1"> <thead> <tr> <th data-bbox="869 591 921 612">Bldg. Section</th> <th data-bbox="932 612 1089 633">Description/Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="869 639 921 660">5.5.1</td> <td data-bbox="932 639 1226 660">Trillium 3 line telephone system.</td> </tr> <tr> <td data-bbox="869 769 921 790">5.5.2</td> <td data-bbox="932 769 1625 818">Hardwired TOA system with master station in the general office. No tiein to telephone system.</td> </tr> <tr> <td data-bbox="869 899 921 920">5.5.3</td> <td data-bbox="932 899 1604 948">Data cabling run to all classrooms and administration areas to Category 5 requirements.</td> </tr> <tr> <td data-bbox="869 1029 921 1050">5.5.4</td> <td data-bbox="932 1029 1688 1078">Cable run in conduit and surface raceway systems in walls and some ceiling areas, some cable run free air in ceilings</td> </tr> <tr> <td data-bbox="869 1159 921 1180">5.5.5</td> <td data-bbox="932 1159 1394 1180">Patch panel located in Audio Visual Storage room</td> </tr> <tr> <td data-bbox="869 1289 921 1310">5.5.6</td> <td data-bbox="932 1289 1667 1354">Classrooms provided with adequate outlets to meet current requirements but no future expansion capability for more than 1 terminal per classroom. Computer lab area has sufficient dedicated circuits.</td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	5.5.1	Trillium 3 line telephone system.	5.5.2	Hardwired TOA system with master station in the general office. No tiein to telephone system.	5.5.3	Data cabling run to all classrooms and administration areas to Category 5 requirements.	5.5.4	Cable run in conduit and surface raceway systems in walls and some ceiling areas, some cable run free air in ceilings	5.5.5	Patch panel located in Audio Visual Storage room	5.5.6	Classrooms provided with adequate outlets to meet current requirements but no future expansion capability for more than 1 terminal per classroom. Computer lab area has sufficient dedicated circuits.	
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5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4																
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4																
5.5.3	Network cabling (if available, should be category 5 or better).	4																
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4																
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4																
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		\$10,000.00														

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
Other				
5.6	Miscellaneous Systems		Bldg. <u>Section</u> <u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).		None	
5.6.2	Intrusion alarms (if applicable).	4	School District standard ITI "Caretaker" system.	
5.6.3	Master clock system (if applicable).	4	There is no master clock system, all clocks are battery operated.	
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).			
5.7.2	Condition of elevators/lifts.			
5.7.3	Lighting and ventilation of elevators/lifts.			
Other				
	Overall Elect. Systems Condition & Estim Costs	4		\$44,000.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood structure.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	BUR; metal flashing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Stucco	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Vertical steel sliders, some taped shut.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Vinyl covered gypsum wall board, carpet floor (new).	
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.	2	The two 1986 portables have older furnaces which are in poor condition.	\$30,000.00
6.1.9	Ventilation system.	2	See 6.1.8.	Costed in 6.1.8.
6.1.10	Electrical, communication and data network systems.	4	Power is supplied by a single 100 ampere panel. Fire alarm, emergency lighting, communication systems, data cabling, and exit signage have been extended from the main school building. Lighting is provided by surface mounted 1x4 luminaires with wraparound lens, lighting levels average 600 lux in the classrooms and 220 lux in the corridors N/A	
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.			
Overall Portable Bldgs Condition & Estim Costs		4		\$30,000.00

Part II - Physical Condition

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	6		423.3	6	80	480	-56.7	Classrooms are somewhat small, but adequate given the small class sizes.
	Portables	2	72	144	2	70	140	4	
7.2	Science Rooms/Labs	1	92.64	92.64	0	0	0	92.64	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	203.5	203.51	3		310	-106.5	Combined art/science room.
7.4	Gymnasium (incl. gym storage)	1	426.9	426.94	1	430	430	-3.1	Gym is well suited to school needs.
	Storage	2		38.22	1	31	31	7.2	
	Change Rooms/Office Area	3		85.66	3		65	20.7	
7.5	Library/Resource Areas	1	137.1	137.06	1	127	127	10.1	
7.6	Administration/Staff, Physical Education, Storage Areas	10		173.19	11		207	-33.8	Sufficient space for present staff.
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)			718.16			719.8	-1.6	
Overall Space Adequacy Assessment				2442.68			2509.8	-67.1	Overall, the school size is comfortable for the present and projected enrollment.

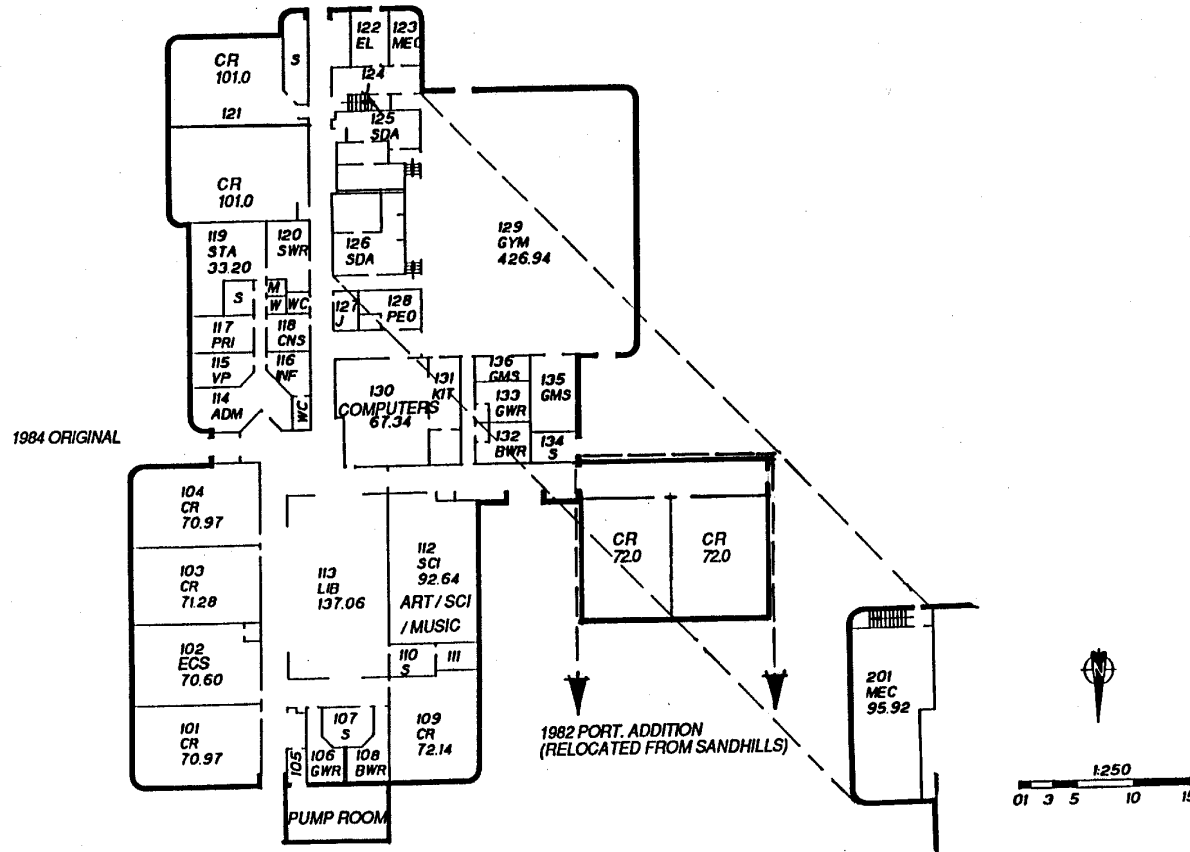
Evaluation Component/ Sub-Component	Additional Notes and Comments

**Evaluation Component/
Sub-Component**

Additional Notes and Comments

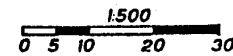
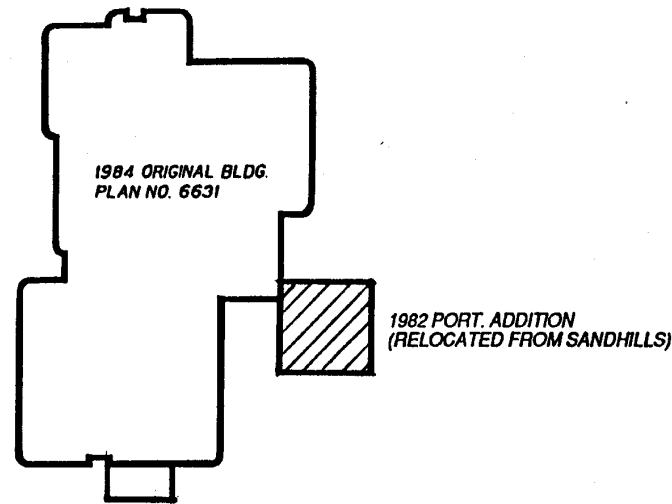






REVISED 98-01-30

FORT VERMILLION SCH. DIV. NO. 52		
HILL CREST COMMUNITY SCHOOL		
SCHOOL BUILDINGS SERVICES		
DATE: 85-01-03	FLOOR PLAN	PLT. ID: 01774B
DWN. BY: A.W.		CODE: 1712
SCALE: 1:250		SHEET: 2 of 3



REVISED 98-01-30

FORT VERMILLION SCH. DIV. NO. 52		
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SCALE: 1:500		SHEET: 1 of 3