

Upgrading/ Modernization (identify whether minor or major)	1976			New millwork was installed in classroom area		Minor upgrade to administration area is projected to provide visibility to entrance area
Portable Struct. (identify whether attached/perma n. or free- standing/ relocatable)	1975	1	724.1	8 attached portables on site	Hook-up to main H & V system	
List of Reports/ Supplementary Information	Roofing inspection Reroofing schedule Small scale plans					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	resurface tarmac to provide positive drainage	\$15,000.00
2	Building Exterior	reroofing - phase I and II (\$98,000 and \$120,000) new skylight glazing	\$233,000.00
3	Building Interior	HM audit	\$4,000.00
4	Mechanical Systems	New heating system change classrooms transfer grilles New digital control system	\$239,600.00
5	Electrical Systems	Surge Protection Lighting System Communication	\$158,500.00
6	Portable Buildings	HM audit	\$5,000.00
7	Space Adequacy:		
	7.1 Classrooms		
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$655,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	adequate, joint use site with town of Spruce Grove	
1.1.2	Outdoor athletic areas.	4	soccer field town owned, used by school; baseball diamond town owned, used by school; 2 basket hoops on tarmac, school property	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	playground equipment built by school, maintained by town - good condition	
1.1.4	Site landscaping.	4	adequate - mostly at front of school	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	site is fenced along streets, chain link fence is 5'-0 high, bike stands - adequate, flag pole - good condition	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	tarmac area - water ponding - resurface to provide crown - elsewhere water drains away from building	\$15,000.00
1.1.7	Evidence of sub-soil problems.	4	none	
1.1.8	Safety and security concerns due to site conditions.	4	traffic congestion at times on access road and parking area	
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).	4	1 access from street, 1 access from lane (one way circulation), 1 pedestrian access from street	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	4	gravel - drains properly	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	drop off on site, access from lane - exit through parking area	
	1.2.4 Fire vehicle access.	4	access via parking area and grassed area	
	1.2.5 Signage.	4	school signage, bus signage for drop off, signage for parking - all adequate	
	Other			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	more than 25 stalls provided, there are 20 staff members	
1.3.2	Layout and safety of parking lots.	F1	mediocre - circulation pattern should be improved	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	gravel - drains properly	
1.3.4	Layout and safety of sidewalks.	4	from street to school - good; around school - good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	good condition; drains away from building	
1.3.6	Curb cuts and ramps for barrier free access.	4	acceptable - no concrete curb in parking area, barrier free access good	
Other				
Overall Site Conditions & Estimated Costs				\$15,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost										
2.1	Overall Structure		<table border="1"> <thead> <tr> <th>Bldg. Section</th> <th>Description/Condition</th> </tr> </thead> <tbody> <tr> <td>4 1976</td> <td>concrete slab on grade - no apparent problems</td> </tr> <tr> <td>4 1976</td> <td>concrete block walls - no apparent problems; dual block system used in gymnasium</td> </tr> <tr> <td>FI 1976</td> <td>glulam beams and metal deck, some shrinkage cracks are noticeable in beams should monitor a substantial crack in one beam requires further investigation. Room 22 above exit door to exterior</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Bldg. Section	Description/Condition	4 1976	concrete slab on grade - no apparent problems	4 1976	concrete block walls - no apparent problems; dual block system used in gymnasium	FI 1976	glulam beams and metal deck, some shrinkage cracks are noticeable in beams should monitor a substantial crack in one beam requires further investigation. Room 22 above exit door to exterior			
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2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	concrete slab on grade - no apparent problems											
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	concrete block walls - no apparent problems; dual block system used in gymnasium											
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	FI	glulam beams and metal deck, some shrinkage cracks are noticeable in beams should monitor a substantial crack in one beam requires further investigation. Room 22 above exit door to exterior											
Other														

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.2 Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
	2.2.1 Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	2	1976	inverted roof system, not performing well, leaks constantly; phase I schedule for reroofing in 2000 see report; phase II schedule for reroofing in 2001, \$120,000.00	\$218,000.00
	2.2.2 Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1976	roof hatch and metal ladder, good condition R.W.L. and splashpads, good condition	
	2.2.3 Control of ice and snow falling from roof.	4	1976	flat roof, some sloping roof, no apparent problems	
	2.2.4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1976	No water leak apparent inside glazing layer (plastic) is perforated - install new glazing	\$15,000.00
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
	2.3 Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	2.3.1 Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1976	stucco and cedar siding - good condition	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1976	cedar siding - fascia and soffits - 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).	4	1976	stucco and wood siding on concrete blocks, no apparent problems	
	2.3.4 Interface of roof drainage and ground drainage systems.	4	1976	concrete splash pads drain away from building, no apparent problems	
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1976	concrete block jointed and dual block painted, no apparent problems	
	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).	4	1976	exterior doors - hollow metal doors and pressed steel frame - good condition	
	2.4.2 Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1976	hardware, good condition, operate properly	
	2.4.3 Exit door hardware (i.e., safety and/or code concerns).	4	1976	exit hardware, good condition, operate properly	
	2.4.4 Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1976	aluminum window, guillotine section at bottom	
	2.4.5 Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1976	difficult to operate slider	
	2.4.6 Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1976	no apparent problems at doors and windows	
	Other				
Overall Bldg Exterior Condition & Estim Costs					\$233,000.00

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).	4	1976	concrete blocks, no apparent problems	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1976	slab on grade, no apparent problems	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1976	carpet, sheet flooring, 12 x 12 VA tiles - in good condition	
3.2.2	Wall materials and finishes.	4	1976	concrete blocks painted and with desco coating texture; drywall painted, in good condition; gymnasium - 8' high dado over dual blocks - hardboard with desco coating some hairline cracks but acceptable condition	
3.2.3	Ceiling materials and finishes.	4	1976	cedar board in admin area, drywall painted or textured, 2' x 4' T-bar system, exposed metal deck - all in 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	1976	solid core wood door and pressed steel frames, good condition	
3.2.5	Millwork	4	1976	birch plywood - natural and some plywood painted - good condition	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1976	greenboard and tackboard - good condition	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1976	basketball hoops - 6 units, canadian climber, exercise bar - good condition	
3.2.8	Washroom materials and finishes.	4	1976	floor - mosaic tiles, walls - 4' x 4' ceramic tiles - full height of wall, ceiling - drywall ceiling - good condition	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1976	non combustible, non sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1976	appears to be in place	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1976	appears to be in place	
3.3.4	Exiting distances and access to exits.	4	1976	Appear to be compliant	
3.3.5	Barrier-free access.	4	1976	barrier free accessibility provided throughout school	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1976	carry out HM audit	\$4,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1976	no health hazard related to air quality identified	
Other					
Overall Bldg Interior Condition & Estim Costs					\$4,000.00

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	All	Building site drainage is surface and good, slopes away from the building.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All	No irrigation systems were installed. Outside hose bibs reviewed and were in good condition.	
4.1.3	Outside storage tanks.	4	All	No outside storage tanks were provided.	
	Other				
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	All	A fire hydrant is available for the school. The school does not have a siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	No reservoirs, fire pump, sprinklers, CO2 systems or hose and stand pipe systems were provided in the school.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	No fire blankets or fire showers were provided in the school. Portable wall mounted extinguishers were mounted in corridors.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	All	No special provisions were made for CTS areas, flammable storage or science areas.	
	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).	4	All	The domestic water supply was from the local municipal system and was of sufficient pressure, volume and quality for school needs.	
4.3.2	Water treatment system(s).	4	All	No additional domestic water treatment systems are provided.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	All	Additional pumps to boost or otherwise assist the municipal system were not provided or necessary.	
4.3.4	Piping and fittings.	4	All	Domestic water supply piping was copper throughout the building and viewed piping was in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	5	All	Plumbing fixtures such as toilets, urinals, sinks and water fountains were in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	All	The domestic hot water storage tanks and recirculation system are in good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	All	Sanitary sewers connected to the building are from the municipal system, appear in good condition and of sufficient capacity for school needs.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	3	All	Heating in the school is provided with large indirect fired single or multi-zone heating and ventilation units. These units are of sufficient capacity to heat the building. Reliability of operation is limited when heat exchangers crack. Recommend replacing system with hydronic boiler heating with digital control upgrade.	\$150,000.00
4.4.2	Heating controls (including use of current energy management technology).	3	All	Heating controls are unitary electric for the gymnasium unit, pneumatic for main school air systems. Minimal use of current energy management technology is possible with school pneumatic controls. The gymnasium H & V unit needs a control upgrade to digital capability if unit problems of overheating the gym are to be solved.	Part of 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Chimney and combustion air provisions are satisfactory.	
4.4.4	Treatment of water used in heating systems.	N/A		No boiler based heating was provided for the school and so no hydronic water treatment systems were provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4	All	Air filtration in central station air systems is with 2" replaceable media filters. The air filters reviewed had some in need of attention/replacement. Air filtration was adequate for school needs.	
4.4.7	Heating humidification systems and components.	N/A		No humidification systems were provided in the school.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
	4.4 Heating Systems (cont'd)		Bldg. Section	Description/Condition	
	4.4.8 Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	All	Heating distribution inside the building utilizes galvanized steel ductwork in ceilings and below grade. Supply and return ducts are in good condition through most of the school. Classroom return transfer grilles are not functional as they are too narrow to allow proper air transfer. Larger transfer duct offsets are required.	\$6,000.00
	4.4.9 Heating piping, valve and/or duct insulation.	4	All	Duct insulation reviewed was in good condition.	
	4.4.10 Heat exchangers.	F.I.	All	Furnace heat exchangers were reported to have a tendency of cracks near the gas train every few years. This is due to the age of units and high heats exposed to the flex tubes. A study to retrofit gas heat exchangers with water coils and boiler water loops and a digital control system upgrade is recommended.	
	4.4.11 Heating mixing boxes, dampers and linkages.	4	All	Heating unit mixing boxes, dampers and linkages are in good condition.	
	4.4.12 Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All	Heating air distribution in large spaces was satisfactory and signs of condensation or frost were not seen.	
	4.4.13 Zone/unit heaters and controls.	3	All	Zone thermostatic controls for the school in general operate satisfactory. The gym air system has overheating problems due to unit electric unitary controls. The round portion of the school has restricted classroom returns which promote overheating in classrooms.	Part of 4.4.8
	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.	4	All	Air handling units are of size and capacity to ventilate the school.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All	Outside air to occupants of at least 10 CFM per person is possible due to economizers on central air handlers.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Ductwork air distribution systems are capable to provide 6 AC per hour through the school.	
4.5.4	Exhaust systems capacity and condition.	4	All	Building exhaust systems are provided for washrooms and storage rooms and are of sufficient capacity to reliably exhaust these spaces.	
4.5.5	Separation of out flow from air intakes.	5	All	Separation of outflows of air to intakes is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	All	Special ventilation systems are not provided to specialty areas. General ventilation appears adequate.	
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).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
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).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		No cooling system was installed.	
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	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.	3	All	Building control systems are unitary electric or pneumatic. The energy management capabilities are limited for this type of control. Digital/PLC interface control study is recommended for this school. Upgrading controls to digital including some room volume control will be required to achieve good school comfort in addition to energy savings.	\$83,600.00
	Overall Mech Systems Condition & Estim. Costs				\$239,600.00

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	All	Primary service is underground to a padmount transformer. Secondary from transformer to building is rated at 600A, 3 phase, 120/208V. Service capacity is at 30%. Main panel consists of main breakers, C/T space and distribution section. Access and location is good.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Site lighting consists of wall mounted H.I.D. floodlights. Illumination levels are acceptable.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	There are adequate number of car plug-ins for staff use. Plug-ins are in good condition.	
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	4	All	Fire alarm is a Cerberus System 2. Panel is micro-processor based and is tested annually.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting is by battery operated units with remote heads. Units are in good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lights are to Code requirements and have emergency DC connection. Units are in good condition.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	2	All	There is no surge protection at main panel.	\$2,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Branch circuit panels are in good condition with capacity for future circuits.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A	All	There is no UPS or emergency generator.	
5.3.4	General wiring devices and methods.	4	All	Power wiring is installed in conduit. Devices are in good condition.	
5.3.5	Motor controls.	4	All	Individual motor starters are in good operating 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).	2	All	Lighting in the office and corridor areas consist of recessed 1' x 4' fluorescents with T12 lamps and magnetic ballasts. Light levels are below standards 250 LUX to 450 LUX in office area and 150 LUX - 250 LUX in corridors. Classrooms contain surface mounted fluorescents with wrap-around diffuser, T12 lamps and magnetic ballast. Some ballasts are noisy with various broken lenses. The gymnasium has surface mounted fluorescents with wireguards, T12 lamps and magnetic ballasts. Ballasts are starting to get noisy. Light levels are below standards - 250 LUX to 300 LUX. Lighting to be replaced with new.	\$111,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	All magnetic ballasts should be replaced with new electronic type.	Part of 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	An energy efficiency measure should be implemented.	\$2,000.00
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).	3	All	The administrative phone system is a Meridian. System has limited capacity and is not capable of interphasing with multi-media. System to be replaced or upgraded.	\$15,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	The sound system is an old antiquated Dukane manual switch type of console with return call switches in classrooms. Cable TV is in the school but no satellite. System to be replaced with new.	\$25,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Network cables are Cat. 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Most of the cables are installed concealed above T-bar ceiling and in wiremold down walls.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Data network server is located in small storage room. There is no room for growth. Ventilation is limited. A central communication room should be considered.	\$2,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	There is sufficient breaker space in branch circuit panels for additional dedicated circuits.	
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 or building surveillance system.	
5.6.2	Intrusion alarms (if applicable).	4	All	A D.S.C. intrusion alarm panel with remote motion sensors provide security. System is in good working condition.	
5.6.3	Master clock system (if applicable).	4	All	A Simplex master programmer provides classroom signals through the sound console.	
	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).	N/A		There is no elevator.	
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
	Other				
Overall Elect. Systems Condition & Estim Costs					\$158,500.00

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>		8 Attached on South side - move on site in 1975	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Concrete pad footings and concrete columns	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Bur roofing - appears to be in acceptable condition with minor repair of blistered area	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Adequate condition	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Hollow metal doors, pressed steel frame - good condition - ext.; solid core wood door, pressed steel frame - good condition - int.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Floor - carpet (CR), sheet flooring (corr); walls - prefinished drywall system, acceptable condition; ceiling - same as wall	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Plywood painted - acceptable condition	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Greenboard and whiteboard - acceptable and good condition; tackboard - adequate	
6.1.8	Heating system.	4	Furnaces heat and ventilate each portable classroom. Heating furnaces are sufficient to heat the classrooms.	
6.1.9	Ventilation system.	4	Furnace ventilation in classrooms was satisfactory at the time of review.	
6.1.10	Electrical, communication and data network systems.	3	Lighting to be upgraded.	\$4,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		Carry out HM audit	\$1,000.00
6.1.12	Barrier-free access.	4	Provided	
Overall Portable Bldgs Condition & Estim Costs				\$5,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	5 8	345.1 589.6	934.7	5 6	80 90	400 540 <hr/> 940	-5.3	8 attached portables @ 73.7 included (589.6)
7.2	Science Rooms/Labs	1 1 1	68.7 69.5 69.5	207.7	3	95	285	-77.3	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	93.5 75.2 74.2	242.9	1 3	130 90	400	-157.1	
7.4	Gymnasium (incl. gym storage)		440.3 23.7	464		430 43	473	-9	
7.5	Library/Resource Areas		237.8	237.8		220	220	17.8	
7.6	Administration/Staff, Physical Education, Storage Areas		369.8	369.8		357 70 62	489	-119.2	
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)			1054.2			838	216.2	
	Overall Space Adequacy Assessment			3511.1			3645	-133.9	