

School Name: COLCHESTER ELEMENTARY SCHOOL  
 Location: 23358.TSP.RD.520, SHERWOOD PARK, AB T8B 1G5  
 Region: CENTRAL  
 Jurisdiction: ELK ISLAND PUBLIC SCHOOLS  
 REGIONAL DIVISION NO. 14  
 Grades: K-6

School Code: 3305  
 Facility Code: 828  
 Superintendent: TERRY GUNDERSON  
 Contact Person: BOB JOHNSTON  
 Telephone: 780-417-8125  
 School Capacity: 350

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	1957	1 & 2	2513.5	One Storey -concrete slab on grade. -masonry walls. -wood frame roof. Two Storey -concrete slab on grade. -masonry walls. -2nd floor, wood frame. -roof, wood frame.	Boiler - Hot Water Heating No Ventilation	MODERNIZATION REQUIRED
Additions/ Expansions	1986	1	30	Addition -wood frame walls. -concrete slab on grade. -wood frame roof.	Hot Water Heating - Makeup Air System	Gym Storage Room Addition

Evaluator's Name: RICK CONNERY  
 & Company: PGA ARCHITECTS LTD.

Upgrading/ Modernization (identify whether minor or major)	1957	1	2513.5	Masonry Construction	Boilers - Hot Water Heating No Ventilation	Administration Area Modernization (1996)
	1957	1	2513.5	Masonry Construction	Boilers - Hot Water Heating No Ventilation	Added Barrier Lift in Gym (1998)

	1957	1	2523.5	Masonry Construction	Boilers - Hot Water Heating No Ventilation	Made Washroom 107 Barrier Free (1998)
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					

List of Reports/ Supplementary Information	1. Floor Plans showing floor finish and window upgrades (BQRP). 2. Roofing Information - Schools. 3. Asbestos Inventory and Site Notes. (revised and attached)
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School Facility Evaluation Project  
Part I - Facility Profile and Summary

Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	Re-grade around building. Re-place spalling concrete sidewalks.	\$55,000.00
2 Building Exterior	Upgrade building insulation and vapor barrier.	\$55,000.00
3 Building Interior	Re-place VCT in all corridors. New suspended T-bar ceilings in corridors and classrooms. Upgrade door hardware. Replace old worn millwork. Install elevator for two storey building for barrier free access.	\$156,000.00
4 Mechanical Systems	Replace old plumbing fixtures. Upgrade heating controls. New air system and ductwork. Upgrade ventilation system, controls.	\$459,000.00
5 Electrical Systems	Upgrade emergency lighting, c/w adding exit lights where required.	\$1,950.00
6 Portable Buildings	N/A	N/A
7 Space Adequacy: 7.1 Classrooms	-178.0 m2	
7.2 Science Rooms/Labs	-4.6 m2	
7.3 Ancillary Areas	-206.05 m2	
7.4 Gymnasium	+31.7 m2	
7.5 Library/Resource Areas	-18.7 m2	
7.6 Administration/Staff Areas	-55.8 m2	
7.7 CTS Areas	-36.85 m2	
7.8 Other Non-Instructional Areas (incl. gross-up)	-204.2 m2	
Overall School Conditions & Estim. Costs	-671.5 m2	\$726,950.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4		
1.1.2	Outdoor athletic areas.	4	Two softball / baseball diamonds. One soccer / football field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	Five playground stations. Sand base.	
1.1.4	Site landscaping.	4		
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site completely fenced in. One flag pole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Existing landscaping slopes back into building. Regrade with new landscaping.	\$30,000.00
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	4		
	Other			
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4		
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site - 10 buses in morning, 5 buses at night.	
1.2.4	Fire vehicle access.	5	Marked. Access all around building.	
1.2.5	Signage.	4	See attached photo.	
	Other			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
<b>1.3</b>	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff and visitors (including stalls for disabled persons).	4	Barrier free stall not indicated.	
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete. All concrete sidewalks are spalling and require replacement.	\$25,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4		
	Other			
<b>Overall Site Conditions &amp; Estimated Costs</b>				<b>\$55,000.00</b>

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.1	<b>Overall Structure</b>		<b>Bldg. Section</b>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	<u>Description/Condition</u> 1957 1986	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1957 1986	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1957    Library - Existing glulam beam was showing signs of failure, have been reinforced 1986    and more bearing points provided in 1995.	
	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</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	<div style="border: 1px solid black; width: 60px; height: 60px; margin: auto;"></div>
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	1957	Re-Roofed in 1986. B.U.R., Perimeter Flashing (PF), EPDM, Ecolastic Finished Topping (ECOL).	
		4	1986	4 ply BUR - 13 years.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1957 1986		
2.2.3	Control of ice and snow falling from roof.	4	1957 1986		
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1957	Two Storey - Upper Floor Corridor.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
<b>2.3</b>	<b>Exterior Walls/Building Envelope</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1957 1986	Painted Masonry and Stucco, Acceptable.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1957 1986	Prefinished Metal Soffits & Fascias - Acceptable Stucco Fascias - Acceptable Painted Fascias & Soffits - Acceptable	
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	1957 1986		
2.3.4	Interface of roof drainage and ground drainage systems.	4	1957 1986		
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1957 1986		
Other	Building Insulation, Vapour Barrier	3	1957	Building Exterior Walls Require Vapour Barrier & Insulation	\$50,000.00
		4	1986		

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
<b>2.4</b>	<b>Exterior Doors and Windows</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3 -- 4	1957 -- 1986	Have all been replaced . Aluminum front entrance doors. Provide power assisted front entrance door for barrier free access.	5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1957 1986		
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1957	Have all been replaced.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1957	Have all been replaced - Aluminum Inserts.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1957		
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1957 1986		
	Other				
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					<b>\$55,000.00</b>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
<b>3.1</b>	<b>Interior Structure</b>		<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1957 1986	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1957 1986	
	Other			
<b>3.2</b>	<b>Materials and Finishes</b>		<u>Bldg. Section</u> <u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3 -- 4	1957 Replace existing 12" x 12' VCT in all main corridors. -- Old Gym flooring; original but functional. 1986	\$20,000.00
3.2.2	Wall materials and finishes.	4	1957 Classroom Walls - Tentest, PTD. 1986	
3.2.3	Ceiling materials and finishes.	3	1957 Corridors Require Susp. T-Bar - One Storey Two Storey - Classrooms Require Susp. T-Bar. Two Storey - Corridors Require T-Bar.	\$10,000.00 \$30,000.00 \$10,000.00
		4	1986	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	3 -- 4	1957 -- 1986	Existing wood doors and frames functional. Upgrade all hardware.	\$6,000.00
3.2.5	Millwork	3 -- 4	1957 -- 1986	Existing Millwork is old, worn & outdated - Replace.	\$50,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1957	Have all been replaced.	
3.2.7	Any other fixed/mounted specialty items (i.e., n/a, gymnasium equipment).	4	1957	Existing Gym Equipment is in good condition.	
3.2.8	Washroom materials and finishes.	5	1957	One Storey Boys and Girls Washrooms have been modernized. Two Storey (Both Levels) Boys and Girls washrooms have been modernized. One washroom on main level have been modernized and made B.F.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<b>Health and Safety Concerns</b> --- <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 required.</i>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1957 1986	Combustible, Non-Sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1957 1986		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1957 1986		
3.3.4	Exiting distances and access to exits.	4	1957 1986		
3.3.5	Barrier-free access.	3 4	1957 1986	No Barrier Free Accessibility to second floor of Two Storey. Install elevator for barrier free accessibility.	\$30,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1957 1986	See attached Asbesto Report.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1957 1986	No Ventilation except for gym. See Section 4 - Mechanical.	Budgeted In Mechanical See Section #4
Other					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					<b>\$156,000.00</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
<b>4.1</b>	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1957 1986	Out of town school, drainage away from building. Positive grading.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1957 1986	Exterior hose bibbs.	
4.1.3	Outside storage tanks.	4	1957	Domestic water - trucked City of Edmonton water.	
Other		4	1957	Septic Field.	
<b>4.2</b>	<b>Fire Suppression Systems</b>				
4.2.1	Fire hydrants and Siamese connections.	N/A	<u>Bldg. Section</u> 1957 1986	<u>Description/Condition</u> No Hydrants or Siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A	1957 1996	None.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1957 1986	Fire Extinguisher - serviced yearly.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	<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	1957 1986	Water storage tank, pump pressure good - services complete school.	
4.3.2	Water treatment system(s).	N/A		None.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1957 1986	Pumps maintained, back flow valves checked yearly (no certificates).	
4.3.4	Piping and fittings.	4	1957 1986	Original piping, galvanized hot water lines. Piping upgraded in 1996.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1957 1986	Plumbing fixtures original, high water users. Should be upgraded. New Plumbing Fixtures but not low consumption units.	\$10,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1957 1986	Domestic Recirculation should be added. Water heater maintained but no water recirculation system.	\$4,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1957 1986	Sanitary main - original cast iron ran to Septic field - works.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	<b>Heating Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.4.1	Heating capacity and reliability (including backup capacity).	4	1957	New boilers installed in 1996 capacity 824 MBH.	
4.4.2	Heating controls (including use of current energy management technology).	3	1957 1986	Original pneumatic controls. Upgraded no computer VAV System.	\$30,000.00
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1957 1986	Upgraded 1996 to serve new boilers.	
4.4.4	Treatment of water used in heating systems.	4	1957 1986	Water treatment used checked monthly.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1957 1986	Upgraded in 1996.	
4.4.6	Heating air filtration systems and filters.	4	1957 1986	Gym Air System works 20% filtration. New VAV System - 30% filtration.	
4.4.7	Heating humidification systems and components.	4	1957 1986	Humidifier in Janitor Room - discharges humidity into corridor. No humidity.	



Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)		<b>Bldg.</b>	
			<b>Section</b> <b>Description/Condition</b>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1957 No ductwork or Air System. Piping System is operational. 1996 Piping System New 1996. New VAV Duct System.	\$120,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4	1957 In Boiler Room new insulation replaced in 1996. Structure Insulation original 1956. 1986 New insulation in good shape.	
4.4.10	Heat exchangers.	4	1957 New boilers no glycol heat exchangers. 1986 No glycol heat exchangers.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1957 Gym Air System controls maintained dampers are original. 1986 New good condition. 1996 modernization.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1957 Spaces temporarily maintained to client comfort. 1986 Spaces temporarily maintained to client comfort.	
4.4.13	Zone/unit heaters and controls.	4	1957 Adequate heating. Controls work.	
		4	1986 Adequate heating. Controls work.	
	Other			

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5	Ventilation Systems		<b>Bldg.</b>	
			<b>Section</b> <u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	3	1957 No air system or room ventilators for remainder of school. Gym air system 1986 adequate. New VAV air system in 1996 modernization.	\$100,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1957 Gym 10 cfm/person. School cfm/person. 1986 15 cfm/person.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1957 Gym good. Can't determine AC. 1986 School OAC.	N/A Priced in Sect. 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	1957 15 CM/P in 1996 modernization.	\$5,000.00
4.5.4	Exhaust systems capacity and condition.	3	1957 Janitor Room and Storage room on E/A. Washroom have E/A System poor Air 1986 Movement. New E/A System in 1996 modernization.	\$5,000.00
4.5.5	Separation of out flow from air intakes.	4	1957 Gym adequate distance. 1986 New Air System adequate distance (in 1996 modernization).	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	None.	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5	Ventilation Systems (cont'd)		<b>Bldg.</b>	
			<b>Section</b> <b>Description/Condition</b>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>	3	1957 Original Pneumatic Controls. 1986 Current Pneumatic Controls limited energy management in 1996 modernization	\$35,000.00
4.5.7	Ventilation controls (including use of current energy management technology).	4	1957 Gym 20% Filtration. 1986 VAV air system 30% filtration.	
4.5.8	Air filtration systems and filters.	3	1957 Humidity discharged in hallway only. 1986	\$30,000.00
4.5.9	Humidification system and components.		None.	
4.5.10	Heat exchangers.	3	1957 School none. Gym good. 1986 Offices good.	\$120,000.00
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).			
Other				

Section 4 Mechanical Systems		Rating	Comments/Concerns	Estim. Cost
<b>4.6</b>	<b>Cooling Systems</b>		<b>Bldg. Section</b> <b>Description/Condition</b>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		
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			
<b>4.7</b>	<b>Building Control Systems</b>		<b>Bldg. Section</b> <b>Description/Condition</b>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1957   Pneumatic Controls - limited energy management. 1986	
<b>Overall Mech Systems Condition &amp; Estim.</b>				<b>\$459,000.00</b>

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.1	<b>Site Services</b>			
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5	1957 1986 The primary service is 400A 120/240 single phase, 3 wire system - overhead fed from power pole to the building and underground when run into the building. Panel has plenty of space for future expansion.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	1	1957 Conduit through wall in electrical/mechanical room is not sealed properly.	\$200.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	1957 1986 Parking lot, side walk and building illumination is in acceptable level.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	1957 1986 The vehicle receptacles are in good maintenance condition and are sufficient for recent school capacity.	
	Other			
5.2	<b>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).	5	1957 1986 Fire alarm system and installation meets current code. Fire alarm panel is tested annually. (in 1996 modernization)	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	1957 No emergency light at west wing hallways, building main entrance area. Insufficient emergency lighting at gymnasium.	\$1,600.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	1986 Excellent emergency lighting coverage. (in 1996 modernization)	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	1957 No exit light is installed at main entrance. The remaining exit lights are installed correctly at all necessary locations.	\$150.00
	Other			

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.3	Power Supply and Distribution		<b>Bldg.</b>	
			<b>Section Description/Condition</b>	
5.3.1	Power service surge protection.	5	1957 All the electrical equipment and wiring are protected by the circuit breakers which 1986 are in good operational condition.	
5.3.2	Panels and wireways capacity and condition.	5	1957 All the electrical panels are in good maintenance condition and have fair spaces 1986 for future expansion.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		
5.3.4	General wiring devices and methods.	5	1957 Electrical wiring is either in conduits or utilized with BX wires. 1986	
5.3.5	Motor controls.	5	All the motor controls are functioning properly.	
Other				

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.4	Lighting Systems		<b>Bldg. Section</b> <b>Description/Condition</b>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	5	1957 1986    Lighting levels are excellent in 1996 modernization. Lighting levels are sufficient.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	1957 1986    All the ballasts are in good condition.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5	1957    All the fluorescent light fixtures are utilized with energy efficient ballasts and T-8 fluorescent tubes. (in 1996 modernization)	
Other		4	1957 1986    All the lights are either incandescent or T-12 tube fluorescent light fixtures. It is recommended that more efficient T-8, 32 w tube fluorescent fixture or p-13 type fluorescent be implemented if renovation occurs.	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	<b>Network and Communication Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	1986 1957	The telephone system capacity is sufficient for current school usage.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1986 1957	There is no CCTV, satellite or cable TV system are installed in this facility. The intercom system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1986 1957		
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1986 1957	Network cable are installed either in conduits or wire way, which are all secured on the wall or ceiling.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1957 1986	No closet installed for telephone equipment, but the plywood has enough space for future growth.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1957 1986	The network hub power is supplied by a dedicated circuit and circuit breaker. The computers in classroom share the circuits or receptacles with other loads.	
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	<b>Miscellaneous Systems</b>		<b>Bldg.</b>		
			<b>Section</b>	<b>Description/Condition</b>	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	5	1986 1957	Motion sensors are installed throughout the facility and the system is operating properly.	
5.6.3	Master clock system (if applicable).	5	1986 1957	Master clock system is in good condition, the slave clocks are installed in all the classroom, office and public area.	
	Other				
5.7	<b>Elevators/Disabled Lifts (If applicable)</b>				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	5	1957	Open - shafted wheelchair lift is located at easily accessible location. All the sensing device and buttons are operating properly.	
5.7.2	Condition of elevators/lifts.	5	1957	Elevator is relatively new and in excellent condition.	
5.7.3	Lighting and ventilation of elevators/lifts.	5	1957	Good lighting level.	
	Other				
<b>Overall Elect. Systems Condition &amp; Estim</b>					<b>\$1,950.00</b>

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	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>		N/A		N/A

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms								
		1	-	72.0	-	-	-	-	Classroom 201 - Leased to Decentralized Administration. Classroom 202 - Leased to Decentralized Administration. Science Room 212 - Leased to Retired Teachers Association.
		1	-	68.2	-	-	-	-	
7.2	Science Rooms/Labs								
		1	-	68.2	-	-	-	-	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
7.4	Gymnasium (incl. gym storage)								
7.5	Library/Resource Areas								
7.6	Administration/Staff, Physical Education, Storage Areas								
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)								
<b>Overall Space Adequacy Assessment</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 (9)	9	-	622	-	-	800	-178	
7.2	Science Rooms/Labs	1	90.4	90.4	-	-	95	-4.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	-	103.95	-	-	310	-206.05	
7.4	Gymnasium (incl. gym storage)	1	-	504.7	-	-	473	31.7	
7.5	Library/Resource Areas	2	-	141.3	-	-	160	-18.7	
7.6	Administration/Staff, Physical Education, Storage Areas	-	-	261.2	-	-	317	-55.8	No physical education offices.
7.7	CTS Areas								
	7.7.1 Business Education N/A	-	-	-	-	-	-	-	
	7.7.2 Home Economics	2	-	123.15	-	-	160	-36.85	
	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)	-	-	666.8	-	-	871	-204.2	See second page for Part III - space adequacy for leased areas.
<b>Overall Space Adequacy Assessment</b>				2,513.5			3,186	-672.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-  
Component

Additional Notes and Comments

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Component

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Component

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