

School Name:	Ethel M. Johnson Elementary School			School Code:	9310	
Location:	255 Sackville Drive S.W., Calgary			Facility Code:	1524	
Region:	Calgary			Superintendent:	Dr Donna Michaels	
Jurisdiction:	School District No. 19			Contact Person:	Leanne Soligo	
				Telephone:	(403) 214-1123	
Grades:	K-6			School Capacity:	600	
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	1966	2	3747.8	Masonry load bearing walls and steel columns/beams structure, flat roof, and clay brick and curtain wall cladding.	Central air handling units provide tempered and humidified air to classrooms. Gym has own ventilation system.	
Additions/ Expansions						
Sub Total			3747.8			

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1991	1	400			
Total			4147.8			
List of Reports/ Supplementary Information	No asbestos report on site.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Large flat play areas with soccer and baseball fields. Large playground area with climbing equipment etc. In good condition. Gravel lot well drained, should be paved with asphalt. Need some ramp work.	\$55,000.00
2	Building Exterior	Two ply SBS roofing on 2 inch rigid insulation and vapour barrier with metal flashing on roof edge cant. All in good condition. Clay brick capped at roof edge with prepainted metal flashing, precast concrete beam supporting cantilevered precast concrete structure over gym, and aluminum curtain wall with glasweld coloured infill panels. All in very good condition.	\$0.00
3	Building Interior	Main floor accessible but not 2nd floor. Student washrooms not equipped for handicapped. Concrete block and drywall framed partitions solid with no signs of distress. Painted concrete block and drywall .	\$100,000.00
4	Mechanical Systems	Generally the existing heating, ventilation and plumbing system is operating satisfactorily. Minor upgrade of plumbing and air conditioning is recommended. It is recommended that domestic hot water heater and tank be upgraded to satisfy the hot water demand. Siamese connection is required for stand pipe system.; It is also recommended that split air conditioning system be provided for computer rooms to reduce over heating in rooms.	\$33,500.00
5	Electrical Systems	Main service is 400 amps Upgrade car plug system and exterior security lighting. Replace exit / emergency light system. Install surge suppression on mains. Install network cabling to classrooms & add dedicated circuits to classrooms.	\$107,000.00
6	Portable Buildings	Four portables on site. Each has a sub-panel for power requirements. System serves intended purpose.Manufactured Air Pac III" heating and ventilation system installed in portables are satisfactory for the comfort conditions intended.Some cracking of drywall at corners needs repairing.Not handicap accessible within corridor system or at East entrance (exit).	\$7,500.00
7	Space Adequacy:		
	7.1 Classrooms	17.60% surplus Includes 4 portable classrooms.	
	7.2 Science Rooms/Labs	-52.11% deficient Program includes only one science classroom.	
	7.3 Ancillary Areas	-48.70% deficient Program includes only 3 ancillary spaces.	
	7.4 Gymnasium	-18.92% deficient	
	7.5 Library/Resource Areas	0.65% surplus	
	7.6 Administration/Staff Areas	-30.44% deficient Administration area is adequate.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-7.30% deficient	
	Overall School Conditions & Estim. Costs	-8.36% deficient over total area.	\$303,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site plenty of space.	
1.1.2	Outdoor athletic areas.	4	Large flat play areas with soccer and baseball fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Large playground area with climbing equipment etc. In good condition.	
1.1.4	Site landscaping.	4	Mostly grass with minimal planting on West perimeter of site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Some chain link fencing in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site drains well.	
1.1.7	Evidence of sub-soil problems.	4	None noted or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None noted or reported.	
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	Parking lot accessed from N.W. corner of site off of Sackville Drive. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel should be paved with asphalt. See 1.3.3.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Drop off on S side of site. Works well.	
1.2.4	Fire vehicle access.	4	Good with several alternatives.	
1.2.5	Signage.	4	Adequate sign on N.W. corner of school adjacent to main entrance on West side.	
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	Good with plenty of stalls for staff and visitors.	
1.3.2	Layout and safety of parking lots.	4	Good works well.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel lot well drained, should be paved with asphalt.	\$50,000.00
1.3.4	Layout and safety of sidewalks.	4	Works well and tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good with no problems noted or reported.	
1.3.6	Curb cuts and ramps for barrier free access.	2	Need some ramp work.	\$5,000.00
	Other			
Overall Site Conditions & Estimated Costs				\$55,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Perimeter concrete walls on strip footing foundation and interior strip footings supporting concrete block load bearing walls. Cast in place concrete slab on grade (main floor), and cast in place concrete structural slab on steel deck at second floor.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Steel columns and beams/joists building frame general throughout, and load bearing concrete block at gymnasium. Exterior wall construction is composite clay brick and concrete block (or Ytong insulating block) with zonolite insulation in block cores.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Steel deck on steel beams and open web steel joists and precast concrete, lin tees at gymnasium.	
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</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).	F.I.		Two ply SBS roofing on 2 inch rigid insulation and vapour barrier with metal flashing on roof edge cant. All in good condition based on visual observation. No report on roofing is available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Metal access ladder and roof hatch in good condition. Brick chimney 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).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick capped at roof edge with prepainted metal flashing, precast concrete beam supporting cantilevered precast concrete structure over gym, and aluminum curtain wall with glasweld coloured infill panels. All in very good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Stucco fascia bands over window areas, and at some other building walls above brick cladding. All in very 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		None evident or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		None evident or reported.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows			
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Painted wood doors in pressed steel frames.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Hinges, closers, kick plates in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Panic devices in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Colour anodized aluminum complete with sealed double glazing in fixed and awning unit sections. All in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Latches and hinges in good condition but could use some screw tightening maintenance.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	None evident or reported.	
	Other			
Overall Bldg Exterior Condition & Estim Costs				\$0.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Concrete block and drywall framed partitions solid with no signs of distress.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Cast in place concrete slab on grade, and cast in place structural slab with minimum to no visible cracking.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		9x9 VAT at corridors (main floor) and classrooms and rubber base and carpet at administration and library. Quarry tile at stairwells and steps, and building entrances. Hardwood strip flooring in gym (vented) Sheet vinyl at 2nd floor corridors and classrooms. All in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block and drywall, in good condition.	
3.2.3	Ceiling materials and finishes.	4		Acoustic panels in Tee Bar at classrooms and administration. Painted precast concrete Lin Tee structure with 12 x 12 acoustic tiles attached to underside of of Lin Tee wings. Acoustic 12 x 12 tiles stapled to strapping at corridors.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Clear finish on fir doors complete with classroom locksets and hinges and doorstuds. All in good condition	
3.2.5	Millwork	4		Painted and clear finish fir plywood.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Black chalkboard and vinyl faced tackboards in aluminum frames and chalkrails. All in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable basketball backstops/hoops (2) wood climbing apparatus. All in good condition.	
3.2.8	Washroom materials and finishes.	4		Quarry tile floor and base and ceramic tile urinal surrounds. Painted concrete block walls, acoustic panel in teebar ceiling. Painted metal partitions.	
Other	Stage closure and gym divider	4		Fabric curtains at stage closure in good condition. Accordion fold vinyl clad room divider in reasonably good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<i>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.</i>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non combustible and non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Stairwells enclosed with non rated steel framed full wire glass glazed and glazed wood doors in good condition. Corridors and building vestibules closed with non rated steel framed full wire glazed and full glazed wood doors.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	
3.3.4	Exiting distances and access to exits.	4		Adequate.	
3.3.5	Barrier-free access.	2		Main floor accessible but not 2nd floor. Student washrooms not equipped for handicapped. Add elevator and upgrade 2 washrooms..	\$100,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		None available or reported.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None evident or reported.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$100,000.00

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	1966	Catch basin provided in parking lot.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior frostproof hose bibs provided all around building.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	3	1966	Fire hydrant provided. Install siamese connection for stand pipe system. Distance must be within 45 m to fire hydrant. Includes allowance for architectural work.	\$9,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system provided complete with cabinet, hose, fire extinguisher.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguisher provided as required. Most extinguishers provided in fire extinguisher cabinets.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
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		Water pressure and volume is adequate. Water system is connected to city water system.	
	4.3.2 Water treatment system(s).	N/A			
	4.3.3 Pumps and valves (including backflow prevention valves).	4		Valves appear satisfactory. Backflow preventers provided for domestic water service, lawn irrigation service, stand pipe system and boiler makeup line.	
	4.3.4 Piping and fittings.	4		Pipes and fittings appear satisfactory.	
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures generally satisfactory. Stall type urinals with flush tank provided. Lavatories are wall hung enamel on cast iron. Water closets are complete with flush valves.	
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1966	Existing original domestic hot water tank and heater is GSW with 33 gallon tank and 36.0 MBH input. Replace with new larger tank and heater.	\$4,000.00
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Roof drainage, area drains and weeping tile systems are connected to city storm system. Building sewer drain is connected to city sanitary system.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	4		2 PEERLESS #210-21W cast iron sectional boilers, each has 4,200,000 B.T.U.H. input for hot water heating system. Number of hot water circulation pumps provided to circulate hot water to perimeter radiation in different systems and zones. System operating satisfactorily.	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic control system provided complete with compressor and air dryer.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air supply appears to be satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Water filter and treatment installed.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		No known problem.	
4.4.6	Heating air filtration systems and filters.	N/A		Fan coil units provided at entrances. Units controlled from electric thermostats.	
4.4.7	Heating humidification systems and components.	N/A			

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).	4		Existing piping and radiation appears satisfactory.	
	4.4.9 Heating piping, valve and/or duct insulation.	4		Insulation generally appears satisfactory.	
	4.4.10 Heat exchangers.	N/A			
	4.4.11 Heating mixing boxes, dampers and linkages.	4		No known problem.	
	4.4.12 Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No known problem.	
	4.4.13 Zone/unit heaters and controls.	4		Fan coil units provided at entrances. Units controlled from electric thermostats.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4		Central system condition is good and operating satisfactorily. System consists of mixing dampers, filters, preheat coils, return fan and central supply fan. Two systems provided, one for gym and other for remaining area. Gym system consists of mixing section, filters, heating coil and supply fan.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outdoor air supply at time of visit appeared satisfactory.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears to have adequate air distribuion system.	
4.5.4	Exhaust systems capacity and condition.	4		Central air handling system provides exhaust during free cooling mode. Also central exhaust systems is provided for washrooms.	
4.5.5	Separation of out flow from air intakes.	4		Is satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	<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		Pneumatic controls provided. Air handling units are controlled from central energy management system.	
4.5.8	Air filtration systems and filters.	4		Flat filters provided.	
4.5.9	Humidification system and components.	4		Swamp coolers provide humidification and some cooling.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Appears to be satisfactory.	
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			
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).	3	1966	Provide mechanical cooling split system for computer rooms. Room gets warm during hot days. Includes allowance for architectural and electrical work.	\$20,500.00
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		Pneumatic control system is existing. Energy management system control air handling units.	
Overall Mech Systems Condition & Estim. Costs					\$33,500.00

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		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 400 amps	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Minimal security lighting installed. Upgrade exterior lighting	\$6,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed.	\$7,000.00
	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).	3	All	System is a Simplex #4002. Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Instructions at pull stations should be removed.	\$2,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Existing system is in old and outdated. Replace with new technology.	\$15,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	Existing system is in old and outdated. Replace with new technology (LED exits signs)	\$5,000.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.3 Power Supply and Distribution		Bldg. Section	Description/Condition	
	5.3.1 Power service surge protection.	3	All	Power surge protection installed on computer distribution panel. Install surge protection on main service.	\$10,000.00
	5.3.2 Panels and wireways capacity and condition.	3	All	Panels are all in good condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Repair main panel next to main disconnect.	\$8,000.00
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
	5.3.4 General wiring devices and methods.	3	All	Devices are generally in good condition. Most are adequate for intended use. Replace 20% of devices	\$2,000.00
	5.3.5 Motor controls.	3	All	Motor controls are in good condition. Most are adequate for the intended job. Replace computer panel contactor.	\$500.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.4 Lighting Systems		Bldg. Section	Description/Condition	
	5.4.1 Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	All	Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 65fc ; Hallways - 30fc ; Gym - 30fc ; Offices - 30fc ; Library - 65fc. Replace exterior pots lights as they have deteriorated.	\$8,000.00
	5.4.2 Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are not confirmed on site but very probable with the age of the school. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$10,000.00
	5.4.3 Implementation of energy efficiency measures and recommendations.	3	All	Some energy efficient systems are in place (time clocks for exterior lights). Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	\$4,500.00
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. Cable TV system installed, but not in use. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	Cat. 5 cabling is installed for some Computers on site. Install network cabling for the remainder of computers located in every classroom c/w with provisions for future.	\$12,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Network server installed in office area. Installation is neat and clearly labeled. Install ventilation. Upgrade server to accommodate 5.5.3	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server is wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$12,000.00
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		N/A	
5.6.2	Intrusion alarms (if applicable).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. No master clock system installed	
	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			
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					\$107,000.00

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>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Concrete piles supporting wood frame TJI floor structure and wood frame walls.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Wood/metal trusses, wood ply deck with tentest sheathing under asphalt and gravel roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Horizontal prepainted metal cladding at upper walls above windows/doors, and vertical prepainted metal cladding at lower walls.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum frame fixed and awning type windows with sealed double glazing. Painted interior wood doors in pressed steel frames complete with wire glass @ sidelites. Painted exterior doors in pressed stel frames.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Painted drywall and rubber base . Some cracking of drywall at corners needs repairing.. Carpet floors in coridor and classrooms. Acoustic panels in Tee Bar ceiling.	\$1,500.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Clear finish on fir plywood in good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Black chalkboard and vinyl faced tackboard in aluminum frames and chalkrail.	
6.1.8	Heating system.	4	Manufactured Air Pac III" heating and ventilation system installed in portables are satisfactory for the comfort conditions intended.	
6.1.9	Ventilation system.	4	Manufactured Air Pac III" heating and ventilation system installed in portables are satisfactory for the comfort conditions intended.	
6.1.10	Electrical, communication and data network systems.	4	Four portables on site. Each has a sub-panel for power requirements. System serves intended purpose.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	None reported or evident.	
6.1.12	Barrier-free access.	2	Not accessible within corridor system or at East entrance (exit). Add ramps.	\$6,000.00
	Overall Portable Bldgs Condition & Estim Costs			\$7,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	20		1693.4	18	80	1440.0	253.4	Includes 4 portables.
7.2	Science Rooms/Labs	1		91	2	95	190.0	-99.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3		205.2	1 3	130 90	400.0	-194.8	
7.4	Gymnasium (incl. gym storage)	1		383.5	1	430 43	473.0	-89.5	
7.5	Library/Resource Areas	1		261.7	1	260	260.0	1.7	
7.6	Administration/Staff, Physical Education, Storage Areas			364.5			524.0	-159.5	
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)			1148.5			1239.0	-90.5	
	Overall Space Adequacy Assessment	26		4147.8	26		4526.0	-378.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments