

School Name:	MOUNT PLEASANT			School Code:	7524	
Location:	10541 - 60A AVENUE EDMONTON, AB			Facility Code:	1314	
Region:	CENTRAL			Superintendent:	EMERY DOSDALL	
Jurisdiction:	EDMONTON SCHOOL DISTRICT #7			Contact Person:	RUSS LUKE	
				Telephone:	434.6766	
Grades:	K-VI			School Capacity:	375	
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	1955	1	1482.7	Masonry.		
Additions/ Expansions	1959	1	1536.9	Wood frame.		
					Evaluator's Name:	STEVEN BUSHNELL
					& Company:	UNIGROUP ARCHITECTURE & INTERIOR DESIGN INC.

<b>Upgrading/ Modernization</b> (identify whether minor or major)	1981  1998/99	1	3019.6			Newer modernization. Washroom and staff facility upgraded.  Major modernization of the entire school.
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)		1  1		Wood frame structure - metal cladding.  Wood frame structure - metal cladding.		
<b>List of Reports/ Supplementary Information</b>	Site inspection, April 11, 2000 (Mount Pleasant School).					

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Perimeter fill to ensure proper drainage.		\$ 4,000.00
		New parking lot on north side.		\$ 162,500.00
		Replace front entrance sidewalks.		\$ 5,000.00
2	Building Exterior			
3	Building Interior			
4	Mechanical Systems	The steam boilers must be replaced to insure heating and reduce wastage of n.gas. Install a central ventilation system to insure fresh air year round. All piping, boilers and ductwork has original insulation and should be verified if asbestos.		\$ 145,000.00
5	Electrical Systems	The electrical system was recently upgraded and in excellent condition.		
6	Portable Buildings	Roof 4 ply BUR requires replacement.		\$ 12,000.00
		All the electrical systems are in good condition.		
		Provide 2 ramps for handicapped access.		\$ 5,000.00
			333	\$ 3,000.00
7	Space Adequacy:			
	7.1 Classrooms	Surplus	99.9	
	7.2 Science Rooms/Labs	Deficiency	-101.6	
	7.3 Ancillary Areas	Deficiency	-181.2	
	7.4 Gymnasium	Deficiency	-226.7	
	7.5 Library/Resource Areas	Deficiency	-15.4	
	7.6 Administration/Staff Areas	Deficiency	-47.21	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus	174.81	
	Overall School Conditions & Estim. Costs		-297.4	\$ 336,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Site area is large and shared with the community.	
1.1.2	Outdoor athletic areas.	5	Extensive field development including multiple soccer and baseball facilities.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	The outdoor playground areas are not modern but functional - sand base.	
1.1.4	Site landscaping.	4	Older well established trees, shrubs and sod in place.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good perimeter fencing in place and bike stands and flagpole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	No significant problems. Some perimeter fill required to ensure positive drainage.	\$ 4,000.00
1.1.7	Evidence of sub-soil problems.	3	Some minor cracking and settlement of front sidewalks - refer to 1.3.4.	
1.1.8	Safety and security concerns due to site conditions.	3	Refer to 1.3.2.	
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).	3	One vehicular access point on to the site off of 106 Street. Extensive site access for pedestrians.Refer to 1.3.2.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt surfacing.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	Vehicle drop off is on site and causes safety concerns, refer to 1.3.2.	
1.2.4	Fire vehicle access.	4	Via parking lot to rear and central courtyard.	
1.2.5	Signage.	4	Good signage on building and site.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	Thirty-five staff and visitor parking stalls. No provision for handicapped stall but a sign could rectify this.	
1.3.2	Layout and safety of parking lots.	2	Access to the parking lot and drop off is from 106 Street. This is a busy street - cars back up on the street and there is conflict between parking lot and drop off. A new parking lot can be developed on the north side of the school or the central courtyard be reclaimed for parking. The reclamation scheme results in a vehicle/student conflict. Provide a new parking lot on the north side.	\$ 162,500.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - no apparent problems.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks at the front entrance are severely cracked, uneven and draining towards the building - replace.	\$ 5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete - refer to 1.3.4.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Ramp at the front is in place. Access from drop off area.	
	Other			
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$ 171,500.00

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	ALL	Wood structure over crawl space - no apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Wood framing - no apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Wood beams and joists - steel in gymnasium - no apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof</b>	<b>Description/Condition/Age</b>	
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).	5	ALL	New 2 ply SBS rood membrane in place.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		All in place with no apparent problems.	
2.2.3	Control of ice and snow falling from roof.	4		No apparent problems.	
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
	2.3 Exterior Walls/Building Envelope		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
	2.3.1 Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	ALL	Recently stuccoed - no apparent problems.	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	New pre-finished metal cap flashings and fascia.	
	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		No apparent problems.	
	2.3.4 Interface of roof drainage and ground drainage systems.	4		Internal drainage system - no apparent problems.	
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problems.	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			<b>Bldg. Section</b>	<b>Description/Condition</b>	
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		Solid core wood doors with wood and hollow metal frames (new installations) re-finished or replaced with modernization.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Existing hardware old but well maintained - new hardware where required at time of modernization.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		In place and operational.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		New vinyl replacement windows in place.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		New vinyl replacement windows in place - no apparent problems.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problems.	
	Other				
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problems.	
	Other				
3.2	Materials and Finishes		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
3.2.1	Floor materials and finishes.	5		Marmoleum - corridors and wet areas. Carpet - administration and classrooms. All recently upgrades.	
3.2.2	Wall materials and finishes.	5		Corridors - painted wall finishes. Library and common area painted. Classrooms - vinyl wall finish. All recently upgraded.	
3.2.3	Ceiling materials and finishes.	5		Suspend T-Bar and ceiling tile. All areas recently upgrade.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	<b>3.2 Materials and Finishes (cont'd)</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
	3.2.4 Interior doors and hardware.	4		Existing hardware old but well maintained - new hardware where required at time of modernization.	
	3.2.5 Millwork	4		Some new millwork where required at time of modernization. Existing millwork where retained - re-finished and functional.	
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		White boards, chalkboards and tackboards, upgraded as required at time of moderniazation.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No apparent problems.	
	3.2.8 Washroom materials and finishes.	4		Walls: painted- Cement plaster Floor: terrazzo Ceiling: painted - cement plaster. Upgraded as required at time of modernization.	
	Other	4		Toilet partitions are new.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
3.3	<b>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</b>				
		4	ALL	No apparent problems.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible - no apparent problems.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to be compliant.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to be compliant.	
3.3.4	Exiting distances and access to exits.	4		Appear to be compliant.	
3.3.5	Barrier-free access.	4		Appear to be compliant.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		None apparent or creating any potential problems.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None apparent.	
Other					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	5	1955 1959 1981	Landscape slopes away from bldg, original underground pipes are sanitary is clay tile and storm is asbestos pipe, water service is original	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	1955 1959 1981	Exterior hose bibbs are original, and are maintained	
4.1.3	Outside storage tanks.				
Other					
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	5	1955 1959 1981	Exterior hose bibbs are original, and are maintained	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5	1955 1959 1981	Standpipes are located through school	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	5	1955 1959 1981	Fire extinguishers are serviced regularly and are located at all locations as required.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	5	1955 1959 1981	Municipal water pressure..	
4.3.2	Water treatment system(s).		1955 1959 1981	None	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1955 1959 1981	Back flow Preventer is new unit and is properly inspected. The Dom. Water recirc pump operates , valves are original and larger valves are maintained, valves smaller then 1" should be replaced during future work.	
4.3.4	Piping and fittings.	4	1955 1959 1981	Most pipes are original, dom cold water lines are galvanized for pipes over 1-1/4" and copper pipe for smaller sizes. Galvanized pipe is rusting inside. Dom. Hot water lines are all copper. The piping is maintained, leaks repaired.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1955 1959 1981	Water closets in staff washrooms are original 5 gallon flush, student washrooms original watercloset are flush valve, urinals are original but flush system continuous flow consumption, new lavatories and trim has been upgraded. classroom sinks are both new or original the trim has been upgraded. Most sink trans have been replaced from galvanized to copper. Drinking fountains are	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	1955 1959 1981	Dom. Water heater is new, no alarms or controls, system has recirculation.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1955 1959 1981	Mechanical room has a sump pit c/w pumps and are operational and maintained. Storm lines are original and piping material is asbestos. The sanitary pipes are both cast iron and galvanized. The galvanized pipe is flaking inside and sewer lines back-up some times.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.4.1	Heating capacity and reliability (including backup capacity).	1	1955 1959 1981	Two steam boilers each have adequate capacity, but one unit is near death. Our recommendation is replacement of boilers with new steam boilers which can be changed to hot water heating when total upgrade is completed.	\$ 40,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	1955 1959 1981	Existing pneumatic control system with time clock energy management system. Each classroom has pneumatic controls, the heating valve is serviced as required. The vestibule controls are not operational and are always opened. Vestibules get very warm.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1955 1959 1981	Adequate combustion air but no cold air trap. The chimney is brick, if boilers are upgraded a new liner required.	\$ 5,000.00
4.4.4	Treatment of water used in heating systems.	5	1955 1959 1981	Condensate quality is checked daily and other chemicals inputed with water make-up.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	1955 1959 1981	All controls on boiler are resently upgraded.	
4.4.6	Heating air filtration systems and filters.	4	1955 1959 1981	No central air system, each classroom has a window ventilaition and heating unit, the units have 20% filtration	
4.4.7	Heating humidification systems and components.		1955 1959 1981	None	



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1955 1959 1981	The existing steam and condensate piping is properly maintained, the classroom ventilators are maintained and maintain room heat. All interior areas have no heating.	
4.4.9	Heating piping, valve and/or duct insulation.	F.I.	1955 1959 1981	The existing insulation is original with minimum repairs. Further investigation is required to confirm if asbestos is present. Some of insulation has been replaced.	
4.4.10	Heat exchangers.		1955 1955 1959/8 1	None present.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1955 1959 1981	Ventilator units are serviced , the dampers, linkage and actuators are serviced. The controls shut fresh air when temperature outside is less then 0 deg C.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1955 1959 1981	Heating distribution has problems at colder outside temperatures, due to failing of the steam boiler.	
4.4.13	Zone/unit heaters and controls.		1955 1959 1981	Vestibule force flows are operational.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.5.1	Air handling units capacity and condition.	1	1955 1959 1981	Fresh air distribution is through classroom ventilators, fresh air is only provided in winter by pressurization and when temperature outside exceeds 10 deg C the building exhaust air fans operate to help reduce inside temperatures and increase fresh air in building.	\$ 100,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	1 5	1955 1959 1981	1. Classroom - In winter less then 5 cfm per person fresh air, in spring it exceeds 30 cfm per person fresh air. 2. The office and gym meet 20 cfm per person.	see 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1955 1959 1981	Room ventilators provide approx 4 air changes per hour. Front offices are at 6 air changes . Gymnasium is at 6 air changes.	
4.5.4	Exhaust systems capacity and condition.	4	1955 1959 1981	Student washrooms e/a systems are operational.	
4.5.5	Separation of out flow from air intakes.	5	1955 1959 1981	No problems	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).		1955 1959 1981	No Systems	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>	5	1955 1959	Offices have a new 4 ton heat/cool unit. Gymnasium has a new indirect fired heating and cooling system.	
4.5.7	Ventilation controls (including use of current energy management technology).	5	1955 1959 1981	Offices have one heating/cooling elec. thermostat with separate pneumatic thermostats for wall radiation. Gymnasium has a control panel.	
4.5.8	Air filtration systems and filters.	5	1955 1959 1981	30% filtration provide for each new unit.	
4.5.9	Humidification system and components.		1955 1959 1981	No Systems	
4.5.10	Heat exchangers.	5	1955 1959 1981	New units	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	5	1955 1959 1981	New ductwork and diffusers for offices and gynasium.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	5	1955 1959 1981	Offices and Gynasium use packaged refrigeration systems packaged with air system.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	5	1955 1959 1981	New ductwork and diffusers for offices and gynasium.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	1955 1959 1981	New digital time clock installed with upgrade.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).		1955 1959 1981	No systems	
Other					
4.7	<b>Building Control Systems</b>		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1955 1959 1981	The present building control systems are pnematic, there is new digital time clock to minimum heating at night. The controls work.	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					\$ 145,000.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
<b>5.1 Site Services</b>					
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5	All	The primary service is an underground fed 500A, 120/208V, 3 phase, 4 wire system. It is located in the mechanical room. The system has been upgraded recently.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	All	The site and exterior building lighting have good lighting levels and coverage.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	All	There are sufficient vehicle plug-ins for current school staff and are all in very good condition.	
	Other				
<b>5.2 Life Safety Systems</b>					
			<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5	All	The fire alarm panel is located in the main entrance. The fire alarm system is tested yearly. Fire devices are installed at all necessary locations.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	All	Emergency lights are installed at all necessary locations and have good coverage through the facility.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	All	LED type exit lights are installed properly and powered by 120VAC and backup by 12VDC from emergency packs.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	5	All	All panels, electrical devices and motorized equipment are protected by the circuit breakers for their circuits.	
5.3.2	Panels and wireways capacity and condition.	5	All	All the subpanels were recently upgraded and have sufficient space for future expansion. All the wire through the school were replaced as well.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	5		There is no emergency generator installed in facility. The UPS power supply is used for telephone, intercom, P.A. system and computer hub.	
5.3.4	General wiring devices and methods.	5	All	All wiring is in conduit or BX in the ceiling space.	
5.3.5	Motor controls.	5	All	All the motorized equipment are controlled individually and 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	All	The interior lighting system is utilized with T-8 fluorescent light fixtures c/w electronic ballasts.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5	All	All ballasts are in good condition.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		No implementation of energy efficiency measures is recommended.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	All	The telephone system is sufficient for current use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	All	Telephone system is used for public address and intercom. Cable television outlets are installed in each classroom and are in good condition. There are no CCTV or satellite systems installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	The network cables are of the category 5 type.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	All	All network cables are installed in conduits in T-bar ceiling space and secured to the walls or building structures.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5	All	The computer hub is located in a separate closet. Sufficient space exists for future expansions.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	There is a dedicated circuit for the computer hub, but not for each computer in the classroom.	
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<b>Bldg. Sectio</b>	<b>Description/Condition</b>	
5.6.1	Site and building surveillance system (if applicable).		All	No building surveillance system is installed.	
5.6.2	Intrusion alarms (if applicable).	5	All	Security system is installed in the mechanical room and the motion sensors are installed throughout the school and are functioning properly.	
5.6.3	Master clock system (if applicable).	5	All	The master clock is used for bells only. The clocks in each classroom, office and hallway 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).			No elevator is installed.	
5.7.2	Condition of elevators/lifts.			No elevator is installed.	
5.7.3	Lighting and ventilation of elevators/lifts.			No elevator is installed.	
	Other				
<b>Overall Elect. Systems Condition &amp; Estim Costs</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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	1975 - 4 ply BUR - requires replacement, roof leaking. 1995 - 2 ply SBS - no apparent problems.	\$ 12,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No significant problems.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floor finishes are reasonable, provide new T-bar ceiling in older portable.	\$ 3,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Good condition.	
6.1.8	Heating system.	4	1980's portables are in good condition with new silent-aire furnace and heat recovery. Older portable is original and is operating but limited fresh air.	
6.1.9	Ventilation system.	4	1980's portable ventilation works well, even distribution. Older portable has distribution system and is working.	
6.1.10	Electrical, communication and data network systems.	5	Each portable is equipped with a 120/240V 100A 1 phase 3 wire 12 circuit panel. A portable hallway panel rated at 120/240V 200A 1 phase 3 wire 36 circuit exists. All other systems are tied in with the existing school and are functioning properly.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	See 5.2.1. (1981)	
6.1.12	Barrier-free access.	3	No barrier free access to portables, provide 2 ramps.	\$ 5,000.00
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$ 20,000.00</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	13		979.9	11	80	880	99.9	
7.2	Science Rooms/Labs	1		88.4	2	95	190	-101.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		128.8	1 2	130 90	310	-181.2	
7.4	Gymnasium (incl. gym storage)			246.3	1 1	430 43	473	-226.7	
7.5	Library/Resource Areas	1		164.6	1	180	180	-15.4	Revised with modernization.
7.6	Administration/Staff, Physical Education, Storage Areas			340.79	1 1 1	247 70 71	388	-47.21	Revised with modernization, plans do not reflect new configuration.
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)			1070.81			896	174.81	
	<b>Overall Space Adequacy Assessment</b>			3019.6			3317	-297.4	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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