

School Name:	Northside Elementary				School Code:	6511
Location:	Raymond				Facility Code:	1129
Region:	Southern Alberta				Superintendent:	Dr. Mel Cottle
Jurisdiction:	Westwind School Division #74				Contact Person:	John Halvorson
					Telephone:	653-4751
Grades:	4-6				School Capacity:	300
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	1962	1	1281.8	Masonry construction	Heating with perimeter baseboard radiation.	
Additions/ Expansions	1985	1	171.63	Masonry construction	Classroom furnaces with radiation in gym and hallways.	
	1985	1	380.79	Masonry construction	Force air furnaces with hot water heating radiation in gym & hallways.	
		Total =	2185.28	Including portables		
					Evaluator's Name:	Brad Goss Architect
					& Company:	Bradley T. Goss Architect

Upgrading/ Modernization (identify whether minor or major)	1998			BQRP replaced furnaces in 1962 also carpets to classrooms	Furnaces in gym and wall radiant cabinet.	
	1996			BQRP gym replaced with new hardwood floor	No mechanical upgrade.	
	1994			BQRP hallway replaced furnaces with hot water boiler	BQRP hallway replaced furnaces with hot water boiler.	
	1992			Gym furnaces replaced with hot water boiler	Gym furnaces replaced with hot water boiler.	
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	1985	1	351.06	Wood frame structure	furnaces with shelvaduct.	
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment		Estim. Cost
1	Site Conditions	Replacement of several concrete sidewalks, minor ground work to several low spots & recommend creation of some on site parking for staff & visitors.		\$26,000.00
2	Building Exterior	Replacement of some components required (doors, hardware, & windows). Repair roof leak and provide internal access to the roof		\$93,000.00
3	Building Interior	Replacement of some components required (ceilings, millwork, provide acoustic treatment to the gym walls & replace several vanities.)		\$47,700.00
4	Mechanical Systems	Furnaces and hot water radiation in hallway and vestibule of 1962 building. Plumbing system marginal and fixtures in poor condition showing lots of wear.		\$146,500.00
5	Electrical Systems	1962 portions of the building require full upgrades. Low voltage systems require upgrades. Lighting in renovated areas is functional but should be upgraded for energy savings		\$185,800.00
6	Portable Buildings	Replace windows & millwork; furnaces have problem when a strong wind blows, gas smell in classrooms		\$119,500.00
7	Space Adequacy:		m2	
	7.1 Classrooms	Some deficiency in standard classroom area.	-12	
	7.2 Science Rooms/Labs	Minor surplus in lab space	17	
	7.3 Ancillary Areas	Major shortage of area for special program areas	-129	
	7.4 Gymnasium	Deficient in area for gym function	-35	
	7.5 Library/Resource Areas	Adequate space for library	-3	
	7.6 Administration/Staff Areas	Very major deficiency in support space area	-240	
	7.7 CTS Areas	N/A		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excess of circulation	141	
	Overall School Conditions & Estim. Costs			\$618,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Very good	
1.1.2	Outdoor athletic areas.	2	Very centre of fields is a low spot, raise ground level & re-seed. Grassed areas good	\$3,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Very good condition	
1.1.4	Site landscaping.	4	Very good u/g irrigation trees & shrubs	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Add chain link fence to part of west property line (100')	\$1,000.00
			Paint on flag pole is peeling. Replace with pole with internal ropes.	\$2,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Signs of ponding, ice build up on N. sidewalk. Refer to item 1.3.5. (cost included there)	
			Water ponding north of gym. Raise grade & slope to the north.	\$1,000.00
1.1.7	Evidence of sub-soil problems.	2	Movement of floors evident in rooms 124 & 108 refer to item 3.1.2.	
1.1.8	Safety and security concerns due to site conditions.	2	Parents dropping off children to the east of school when buses are also there. Refer to item 1.3.2.	
Other		N/A		
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Good access and very visible	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on site road work	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site but O.K.	
1.2.4	Fire vehicle access.	4	Accessible all around but no proper roadway	
1.2.5	Signage.	4	Wooden sign appears acceptable	
Other		N/A		

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	Number of parking spaces is adequate	
1.3.2	Layout and safety of parking lots.	2	Because parking is off site, safety is a bit of a concern to the east when buses are unloading & parents dropping off children to the east. Recommend trying to place staff and visitor parking on site.	\$12,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	N/A	Off site	
1.3.4	Layout and safety of sidewalks.	4	Layout & safety is generally good	
		2	Add a concrete sidewalk north of the addition which is north of rooms 123 & 124	\$1,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Drainage of concrete sidewalk north of rooms 106, 107, & 108 poor; surface is also spalling apart & exposing steel. Replace with new proper slope. Same problems with concrete sidewalk west of room 129. Replace with new.	\$6,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Good wheelchair access	
Other		N/A		
Overall Site Conditions & Estimated Costs				\$26,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Concrete slab on grade	
		F.I.	1962 / 1985	Floor movement evident in rooms 124 & 108	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Concrete block walls generally good condition with some minor cracking	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	Gym	Laminated wood beams with wood deck in good condition	
			1962 / 1985	Wood joist roof system appears good	
Other		N/A	N/A		

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	<u>Description/Condition/Age</u>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	4	All	Low slope metal roof with sloping wood joists or trusses added on top of existing flat roofs.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	1	1985	One roof leak reported between high wall of gym kitchen and adjoining low roof. Repair leak.	\$6,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	No internal access, external portable ladders water drips off metal roof overhang. Very few downspouts, few gutters. Add internal access to roof.	\$3,000.00
2.2.3	Control of ice and snow falling from roof.	1	1962	This is a problem on north side of school at entry. Add snow / ice guards.	\$1,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None in school, have been removed	
Other		4		Storage in good condition. Wood frame on slab on grade with metal siding, roofing, soffits & fascias in good condition.	

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).	3	All	Rock dash stucco generally pretty good but chipping of in a few locations of 1985 west addition	\$1,000.00
	Gym		Painted concrete block to west wall of gym, paint is peeling	\$1,000.00	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Metal soffits and fascias in good condition	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	All	Windows appear very dirty. Refer to item 2.4.4.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No problems evident	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Minor cracking of concrete block walls but generally good condition	
Other		N/A		N/A	
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).	2	All	Existing wood doors are peeling, seals are damaged. Replace all 4 pairs of entry doors with aluminum doors & new hardware.	\$14,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Hardware is older and probably original, distressed & mismatched. Cost included in item 2.4.1. Above.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No safety concerns related to hardware	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	1	All	Appear to be original windows, sealed units with 6mm air space. Evidence of seals broken. Recommend replacement.	\$67,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	1	All	Screens missing & crooked, frames very dirty. Refer to item 2.4.4. Above.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No signs evident	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$93,000.00

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	All	Generally interior walls & partitions are in good condition	
		F.I.	1962	Some cracking in areas where floor movement is occurring. See below	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).				
		F.I.	1962	Signs of floor heaving & settlement to rooms 124 & 108. Refer also to item 2.1.1.	
	Other	N/A			
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	Gym	Newer hardwood floor in good condition	
			All	Good VCT in corridors and new carpets in classrooms	
3.2.2	Wall materials and finishes.	4	All	Painted concrete block & gyp.bd. In good condition	
3.2.3	Ceiling materials and finishes.	2	1962	New ceilings required because of light fixture redone in classrooms.	\$16,000.00
		4	1962 / 1985	T-bar good in existing corridor (1962). Painted gyp.bd. Good in 1985 in corridor	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4	All	Solid core wood doors in pressed metal frames in good condition	
3.2.5	Millwork	4	1985	Library millwork good	
		2	1985	Painted plywood millwork distressed & counter older & chipped	\$3,200.00
			1962	Metal fixed shelving, original not adjustable. Replace because of htg. Redo	\$18,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Chalkboards & tackboards in good condition	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	Gym	No concerns reported. Gym equipment adequate. No acoustical treatment refer to item below.	
3.2.8	Washroom materials and finishes.	2	1962	Vanities are chipped & cracked and very distressed to boy's and girl's washrooms, due to floor movement in item 3.1.2. Replace floor & wall tiles to rooms 123 & 124	\$1,000.00
Other		2	Gym	Acoustics very noisy, add acoustic panels	\$7,500.00
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.		Bldg. Section	<u>Description/Condition</u>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible & non-combustible, not sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appear to be good	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Good. Materials appear to meet code.	
3.3.4	Exiting distances and access to exits.	4	All	Distances appear O.K.	
3.3.5	Barrier-free access.	4	All	Good overall, Wheelchair accessible washrooms are provided.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	All	Nothing evident or reported	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	1962	School equipment was being stored in hallways (concern over existing safety). Requires additional storage area.	\$2,000.00
Other		N/A		N/A	
Overall Bldg Interior Condition & Estim Costs					\$47,700.00

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	Municipal water and sanitary systems. Storm drains to site	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	irrigation system & hose bibbs - good condition	
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.	n/a		
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	n/a		
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	fire extinguishers throughout building- good condition	
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		Municipal system - good condition	
4.3.2	Water treatment system(s).	n/a			
4.3.3	Pumps and valves (including backflow prevention valves).	4		no backflow prevention on domestic water, backflow prevention for irrigation, no pumps, valves are in good shape	
4.3.4	Piping and fittings.	3		showing signs of ware	\$132,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	1		fixtures worn out with trim in marginal condition	\$14,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		hot water tank in good condition	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Municipal system for sanitary. Storm drainage to site	
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).	4		heating capacity is good.	
4.4.2	Heating controls (including use of current energy management technology).	4		thermostat to furnaces	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		good condition	
4.4.4	Treatment of water used in heating systems.	4		treated regularly	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		all safeties in place - low water cutoff device, high limit tested regularly (small boilers)	
4.4.6	Heating air filtration systems and filters.	4		filter sections are accessible, due to be replaced soon	
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)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		good condition	
4.4.9	Heating piping, valve and/or duct insulation.	4		good condtion	
4.4.10	Heat exchangers.	n/a			
4.4.11	Heating mixing boxes, dampers and linkages.	n/a			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Poor control due to boilers controls not working	
4.4.13	Zone/unit heaters and controls.	4		good condition	
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.	n/a			
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		O/A levels seem satisfactory	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		good condition	
4.5.4	Exhaust systems capacity and condition.	4		good condition	
4.5.5	Separation of out flow from air intakes.	4		Air intakes and exhaust outlets are acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	1		no kitchen exhaust hood	\$500.00
	Other				
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	4	controller for air handler works well and in good condition	
4.5.8	Air filtration systems and filters.	4	Filtration system and filter in place. Filters due to be changed	
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).	4	good condition	
Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
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				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		CSI building management system works well	
Overall Mech Systems Condition & Estim. Costs					\$146,500.00

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	600 amp 208v 3 phase 4 wire	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	Some HID lighting at entrances. Additional perimeter lighting recommended	\$8,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	No car plugs - parking is on the street	
Other		N/A		
5.2 Life Safety Systems			Bldg. Section	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up to-date technology, regularly tested).	3	Description/Condition Edwards 2280 system, no visual sign appliances. Upgrade recommended	\$10,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	Battery packs and remote heads are functional but have reached their end of life	\$8,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	exit signs should be changed to LED type	\$3,000.00
Other		N/A	N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.3 Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	5.3.1 Power service surge protection.	2		no surge protection in place	\$4,800.00
	5.3.2 Panels and wireways capacity and condition.	2		upgrades to distribution required. Panels are full	\$20,000.00
	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.	2		upgrades are required to 1962 portion of the facility	\$15,000.00
	5.3.5 Motor controls.	4		O.K. for current mechanical heating by furnaces and small heating pump.	
	Other	N/A		N/A	

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		1x4 flouresacent fixtures in office area and corridors - 60 fc. louvered / suspended flourescents installed in 1962 classrooms. gym lighting, mercury vapour high bays - at end of life.	\$50,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A			
5.4.3	Implementation of energy efficiency measures and recommendations.	4		BMS system in place. T-8 lamps and electronic ballasts. Recommended as part of lighting upgrade. See 5.4.1.	
Other		N/A			

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).	3		functional but has reached end of life	\$10,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2		PA system has reached end of life. Cable TV system required.	\$30,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat-V cable installed	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	3		low voltage systems not installed in conduit.	\$10,000.00
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		separate closets required for patch panels	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		no provisions for dedicated circuits upgrade part of 5.3.4.	
Other		N/A		N/A	

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).	3		door contacts and motion sensors in place. Gym area not monitored.	\$2,000.00
5.6.3	Master clock system (if applicable).	3		symplex 2350 still functional but is close to end of life.	\$10,000.00
Other		N/A		N/A	
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		N/A			
Overall Elect. Systems Condition & Estim Costs					\$185,800.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		Built as permanent construction. Wood frame on slab on grade	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Concrete grade beam & floor slab appear in good condition	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Low slope metal roof built over flat roof with wood structure under	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Some patching of rock dash stucco required	\$1,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Doors good condition	
		2	Windows are older with dust coming through, worn & distressed aluminum frames	\$26,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Good drywall, good VCT to hallway. Good ceiling finishes - gyp.bd. & T-bar ceilings	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Painted plywood cupboards. Distressed and showing signs of use.	\$10,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards in good condition	
6.1.8	Heating system.	1	Furnaces heat exchangers rusted through; refer to 6.1.9.	
6.1.9	Ventilation system.	1	Past life expectancy, poor condition	\$32,500.00
6.1.10	Electrical, communication and data network systems.	3	Lighting in good condition but T-12 - replace with T-8. PA system upgrade required.	\$50,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns evident	
6.1.12	Barrier-free access.	5	Very good access (no ramping required) no power door operators.	
Overall Portable Bldgs Condition & Estim Costs				\$119,500.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	6	68.5	628	8	80	640	-12	Minor deficiency of standard classroom space
		3	72.2						
7.2	Science Rooms/Labs	1	112.1	112	1	95	95	17	Minor surplus of science lab space
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	15.2	181	1	130	310	-129	Major deficiency in special program area
		1	93.9		2	90			
		1	72.2						
7.4	Gymnasium (incl. gym storage)	1	231.4	240	1	250	275	-35	Deficient if gym area
			8.8		25				
7.5	Library/Resource Areas	1	136.8	137	1	140	140	-3	Very close to adequate for library space
7.6	Administration/Staff, Physical Education, Storage Areas		5.8	108		247	348	-240	Major deficiency in support spaces
			26.2		50	51			
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)			789		365	648	141	Excess of non-instructional space
					175				
					72				
					36				
Overall Space Adequacy Assessment		15		2195	14		2456	-261	Generally the building is deficient in area.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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