

Red Earth Creek School



School District:	Northland School Division No. 61
Location:	Red Earth Creek, Alberta

EXECUTIVE SUMMARY cont'd	
Summary of Observations and Recommendations	
This school facility is in like new condition with electrical systems being in greatest need of review and upgrading. The cost estimates below reflect these on site observations.	
Evaluation Ratings 3 or Less	
The following estimates apply to items that were rated 1, 2, or 3 as described in the evaluation guidelines:	
1. Site related work	\$ 9 500.
2. Building Exterior	0.00.
3. Building Interior	0.00. *costs may increase depending on outcome of items noted for further investigation;
4. Mechanical items	1 150. a northern (ie. remote location) allowance has been factored into these costs.
5. Electrical items	38 000.
Total Estimated Costs	\$ 48 650.*
7. Space Adequacy Assessment	
Based upon equivalent areas for a core school with a capacity of 100 K-12 students (using guidelines provided by Alberta Infrastructure) this school is significantly deficient in overall area by 1995.4 m2.	
Further Investigation	
It is recommended that further investigation be done in the following areas:	
1. Air quality testing could be undertaken in the ECS classroom (1991 relocated portable area), based on staff complaints of continual mildew odors.	
2. A thorough energy efficiency study should be completed prior to the necessary electrical upgrading.	
School Data/Plan Information	
The plan and data sheet information provided for this facility is up to date. Certain room functions relative to programme allocation have changed from plan information: Room 118 now ECS classroom, not storage; Room 113 SG described as an activity room, but will function as an open plan gymnasium space.	

School Name:	Red Earth Creek School			School Code:	2338	
Location:	Red Earth Creek			Facility Code:	339	
Region:	North			Superintendent:	Mr. Colin Kelly	
Jurisdiction:	Northland School			Contact Person:	Mr. Richard Baier	
	Division #61			Telephone:	(780) 618-3144	
Grades:	K-12			School Capacity:	100	
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	1999	1	258.80	Wood frame, sloped roofs, vinyl siding.	Heating and ventilation provided by furnaces.	Consolidated (new) facility comprised of new construction and relocated 1991 portable structures (formerly Jean Cote School), now attached/permanent part of overall building.
	1999	1	105.60			
	1999	1	611.20			
Additions/ Expansions						
					Evaluator's Name:	J. Louis Baillargeon
					& Company:	R.L. Wilkin Architects Ltd

Upgrading/ Modernization (identify whether minor or major)	N/A					Modernization of 1991 portables component formed part of 1999 'original building' consolidation work.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					Refer to comments 'original building'.
List of Reports/ Supplementary Information						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Construct partial perimeter site fencing. Rebuild concrete sidewalk at main entry.	\$9 500
2	Building Exterior	No cost items identified.	\$0.00
3	Building Interior	Futher investigation required for air quality testing, ECS C.R. No cost items identified.	\$0.00
4	Mechanical Systems	Heating systems are new. There is no outside air to furnaces in classrooms; this should be provided.	\$1 150.
5	Electrical Systems	Car plug-ins required on site. Interior and exterior lighting systems require upgrades.	\$38 000.
6	Portable Buildings		
7	Space Adequacy:		
	7.1 Classrooms		-156.6
	7.2 Science Rooms/Labs		-240
	7.3 Ancillary Areas		-400
	7.4 Gymnasium		-412
	7.5 Library/Resource Areas		61.8
	7.6 Administration/Staff Areas		-327.1
	7.7 CTS Areas		-115
	7.8 Other Non-Instructional Areas (incl. gross-up)		-596
	Overall School Conditions & Estim. Costs		-1995.4 \$48 650.

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Adequate area; future building expansion possible without compromise to remaining site.	
1.1.2	Outdoor athletic areas.	4	Indicated to be completed in spring 2000.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	None existing/visible; indicated that play structures to be installed in spring 2000.	
1.1.4	Site landscaping.	4	Incomplete, completion should occur in spring 2000.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	No perimeter fencing, bear problem indicated (safety concern), recommend partial perimeter fencing installation. One bike stand, flag pole; good condition.	\$8 000.
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems, good surface drainage.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	2	Reoccurring bear problem poses safety risk to children.	Refer to 1.1.5
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	Two entry points from roadway, unidirectional vehicular movement understood/respected; open, unobstructed approaches- no safety concerns.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Exclusively gravel surfaces, acceptable.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	5	On site, along approach/drive to school; ideal layout with respect to student safety.	
1.2.4	Fire vehicle access.	4	Building accessible along south, west, and north sides.	
1.2.5	Signage.	4	Minimal to non-existent; some directional, bus drop off and designated parking signs could be considered/installed but not critical given rural location; situation understood and accepted.	
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	Adequate number stalls, unmarked disabled person stall- drop off at main entry option for same.	
1.3.2	Layout and safety of parking lots.	4	Good visibility all sides, no apparent concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel surface drainable only, no apparent problems.	
1.3.4	Layout and safety of sidewalks.	2	New concrete pad/sidewalk at main entry dropped 2"-3" since completion, impedes H/C access and is unsafe when exiting school; recommend partial removal and replacement tied into building foundation, over well compacted base material.	\$1 500.
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete, good drainage; no apparent problems.	
1.3.6	Curb cuts and ramps for barrier free access.	N/A	None exist or required in current site configuration.	
Other				
Overall Site Conditions & Estimated Costs				\$9 500.

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	1999 (Incl. 1991)	New, concrete slab on grade/wood frame over crawl space; no visible problems or concerns identified.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1999 (Incl. 1991)	Wood frame; no visible problems or concerns identified.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1999 (Incl. 1991)	Wood frame; no visible problems or concerns identified.	
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).	4	All	Sloped asphalt shingle roofing; no report available; no apparent concerns, appears in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	5	All	Prefinished metal gutters and downspouts to concrete splash pads; good condition, new.	
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		No skylights.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Interlocking vinyl siding; new/good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Prefinished metal fascias and soffits; good condition, no visible deficiencies.	
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	All	No apparent deficiencies.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No apparent deficiencies.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Painted gypsum board; good condition, no apparent deficiencies.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
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	All	Hollow metal doors/pressed steel frames; new, all good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	New, good condition; functioning well.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Operating well, no concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Prefinished alum./pvc; new, good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Alum., horizontal venetian blinds (typ.) Most (1999) operating well; some in 1991 portable portion have opening deficiencies, require maintenance.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No apparent problems at time of evaluation.	
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	All	Wood frame, no apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slab on grade/wood frame; all good condition.	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	Typically: vinyl sheet flooring. Gym/activity space: exposed concrete, proposed rubber compound finish coat to be applied in near future. All good condition.	
3.2.2	Wall materials and finishes.	4	All	Typically: painted gypsum board. Gym/activity space: paint finished wood to +/- 8' dado above floor elevation.	
3.2.3	Ceiling materials and finishes.	4	All	Typically: painted, stippled finished gypsum board; good condition. Kitchen storage: suspended acoustic tile system; good condition.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	3.2 Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	3.2.4 Interior doors and hardware.	4	All	Painted hollow metal doors; good condition. Hardware; new, good condition.	
	3.2.5 Millwork	4	All	Pl. laminate/melamine finished MDF or particle board, used singly or in combination; newer, good condition.	
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5	All	Wall mounted writing and tackboard surfaces; good quantities, type and condition throughout- no concerns.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No apparent deficiencies.	
	3.2.8 Washroom materials and finishes.	4		Floors- vinyl sheet flooring; goodcondition. Walls- painted gypsum board, ceramic tile at urinal only; good condition. Ceilings- painted, stippled finish gypsum board; good condition.	
	Other				

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
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				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	N/A		Non-existent/likely not required due to building area.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear to be compliant, where applicable. (I.e. kitchen, mechanical room)	
3.3.4	Exiting distances and access to exits.	4	All	Appear to be compliant.	
3.3.5	Barrier-free access.	4	All	No apparent deficiencies.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No indicated or apparent problems. No audit or reports provided/available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	1991	ECS C.R. 118- Complaints of mold/mildew smell believed originating from walls; undetected at time of review. Recommend air quality testing.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$0.00

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	1999	Surface drainage system. Adequate drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1999	No irrigation system or hose bibbs.	
4.1.3	Outside storage tanks.	N/A		N/A	
	Other	N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	1999	No siamese connection. Fire hydrant in front of school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1999	Fire suppression system in kitchen exhaust canopy.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1999	Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
	Other	N/A		N/A	

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	1999	Municipal water supply. Pressure, volume and quality all good.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1999	No backflow prevention on water service. All other valves good.	
4.3.4	Piping and fittings.	5	1999	Water piping and fittings in excellent shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	5	1999	All fixtures are new.	
		3	1999	Washrooms have handicapped stalls but lavatories do not have handicapped handles.	\$ 500
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1999	(1) Bradford White MI40356ENH12, 40 gallon, 36 MBH in. Flue in good condition. No recirculation.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1999	Municipal sanitary sewer. No storm sewer system. Roof rain water to ground.	
Other		N/A		N/A	

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.4 Heating Systems			Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	1999	(2) Ducane MPGA12585 heating furnaces, 125 MBH in, 100 MBH out for non-portable area. Intertherm furnaces in each classroom. From 75 MBH in, 60 out to 90 MBH in, 72 out capacities.	
4.4.2	Heating controls (including use of current energy management technology).	4	1999	All furnaces controlled by thermostats.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1999	Flue and chimney in good condition. Adequate combustion air.	
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	1999	Standard efficiency filters in furnaces.	
4.4.7	Heating humidification systems and components.	N/A		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).	5	1999	Ductwork and grilles are new.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1999	Duct not insulated.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1999	No problems reported or seen.	
4.4.13	Zone/unit heaters and controls.	4	1999	(1) Reznor unit heater to heat the activity room. Unknown capacities.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Sectio	Description/Condition	
4.5.1	Air handling units capacity and condition.	5	1999	(1) Ice make up air unit for kitchen exhaust. Classroom ventilation by heating furnaces.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1999	There is no outside air for classroom furnaces. Should be added.	\$ 650
		4	1999	Outside air available to non-portable area furnaces. Unknown quantity.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1999	No air balance report available.	
4.5.4	Exhaust systems capacity and condition.	4	1999	Exhaust systems adequate.	
4.5.5	Separation of out flow from air intakes.	4	1999	No problems reported or seen.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	5	1999	New kitchen exhaust fan for exhaust canopy. Unknown capacity.	
Other		FI	1999	The library is always very warm. There is a small exhaust fan there but it does not appear to be functioning. There is not a lot of air movement. No air conditioning on room furnaces.	
4.5	Ventilation Systems (cont'd)		Bldg. Sectio	Description/Condition	
	<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	1999	Furnaces controlled by thermostats.	
4.5.8	Air filtration systems and filters.			See 4.4.6	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).			See 4.4.8	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Sectio	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	Building Control Systems		Bldg. Sectio	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1999	No energy management system.	
Overall Mech Systems Condition & Estim. Costs					\$ 1,150

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	Primary underground to padmount. Underground secondary to building. 400A, single phase, 120/240V. At 50% capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	Exterior lighting at exit doors only. No perimeter flood lighting. One pole mounted flood in parking area.	\$2,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2	There are no car plug-ins. A minimum of 12 are required.	\$8,000.00
	Other			
5.2 Life Safety Systems				
			<u>Bldg. Section</u> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	Fire alarm panel is an antiquated Edwards 2280. 4 zones are used. There is no separate zone for kitchen hood suppression system. There is no fire alarm pullstation at exit door in kitchen.	\$3,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Battery operated lighting is throughout the school. Units are in good condition. Illumination coverage is adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Exit lights are to Code requirements and are in good condition.	
	Other			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	2		There is no surge protection at main distribution.	\$2,000.00
5.3.2	Panels and wireways capacity and condition.	4		There are separate branch circuit panels in each of the classrooms which were originally portables. Panels are at maximum capacity. The core school panels are less than one year old except for one panel in the electrical/mechanical room which was a used panel.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		There is no UPS or emergency generator.	
5.3.4	General wiring devices and methods.	4		Wiring is mainly NMD7 (Lumex). Wiring devices are generally in good condition.	
5.3.5	Motor controls.	4		Magnetic starters for kitchen make-up-air and exhaust are new and in good condition.	
	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		The core school is less than one year old. Light fixtures are recessed 2' x 4' complete with T12 lamps and magnetic ballast in the library/computer room and general office area. Surface wrap-around fluorescents are located in the staff room. Illumination levels in the library/computer room are 950 - 1100 LUX. Light fixtures are not conducive to computer room use. There is a lot of glare on computer monitors. Classroom fixtures are old with various types of lamps. Illumination levels are between 500 - 600 LUX.	\$15,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Ballast in classroom area should be replaced.	Part of 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	F.I.		An energy efficiency measure implementation should be carried out.	
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		Telephone system is a Meridian with paging amplifier and handsets in classrooms for two-way intercom. System recently installed.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).			Public address and intercom is by the telephone system. There is no cable TV to building. A satellite provides access to the internet.	
5.5.3	Network cabling (if available, should be category 5 or better).	2		There is no network cables to the classrooms.	\$3,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Computer cables in computer room terminate in wall panel. Empty conduit has been installed for networking.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		There is no central wiring closets.	\$5,000.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		There is adequate capacity in panels to provide the dedicated circuits required.	
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).				
5.6.2	Intrusion alarms (if applicable).	4		There is an A.D.T. security panel with motion sensors throughout the school.	
5.6.3	Master clock system (if applicable).	4		Installation of a master clock system is not complete but is part of the recent 1999 installation.	
	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.				
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
	Other				
Overall Elect. Systems Condition & Estim Costs					\$38,000.00

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	Not applicable.	
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.			
Overall Portable Bldgs Condition & Estim Costs				

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 3 1	37.2 69.8 69.9	316.5	2	80	160	156.5	C.R.'s originally portables now utilized as permanent C.R.'s.
7.2	Science Rooms/Labs				2	120	240	-240	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				3 1	90 130	400	-400	
7.4	Gymnasium (incl. gym storage)	1	243	243	1 1	595 60	655	-412	Existing gymnasium designated as 'activity room'.
7.5	Library/Resource Areas	1	118.2	118.2	1		180	-61.8	
7.6	Administration/Staff, Physical Education, Storage Areas	7		110.9			438	-327.1	
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115	-115	
	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)			187			783	-596	
	Overall Space Adequacy Assessment			975.6			2971	-1995.4	Junior High core areas used for Equiv. New Facility figures.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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