	School Name:	Riverside Bungalow				School Code:	9818
	Location:	711 2nd Ave. N.E. Calgary				Facility Code:	1650
	Region:	Calgary				Superindendent:	Dr Donna Michaels
	Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
						Telephone:	(403) 214-1123
	Grades:	1-6 (original use) Assessment Centre (current use)				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	1913	1	895.53	Cast in place concrete floor and main floor, wood columns and beams main and second floor and exterior masonry bearing walls; sloped roof with asphalt shingles; and brick masonry cladding.	Building is heated by seven forced warm air furnaces (six located in basement and one on second floor. LENNOX furnace in basement circulation space and AIRCO furnace on second floor.	The gross building area shown in this report is based on site measurements. This area is greater than indicated on the Standard Assessment and Utilization Report.
Additions/ Expansions						
Sub Total			895.53			

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			895.53			
List of Reports/ Supplementary Information	No reports available on site.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Gravel lot on NW corner of property requires some regrading and surfacing of entire lot with asphalt. Area on NW corner of building is low and ponds against foundation needs to be regraded. No ramps are currently installed and there is no handicapped access to the building.	$32,500.00
2	**Building Exterior**	Gutters and eavestrough need some remedial work they are currently leaking in several locations. Clay brick exterior walls around entire perimeter, some cedar shake siding on small second level area. Wooden doors set in wooden frames need to be repainted. Panic hardware is operational but could use some upgrading	$61,000.00
3	**Building Interior**	Plaster walls with paint peeling in several locations need repainting. Some areas have dropped teebar and some are painted plaster. The teebar areas are acceptable but plaster requires repair and repainting throughout. No barrier free access, building was constructed in 1913 and no alterations of this nature have been made.	$26,000.00
4	**Mechanical Systems**	Four of the furnaces have cooling equipment installed in conjunction with them. One furnace in basement is installed in “circulation” space and furnace on second floor is installed in open. Both of these furnaces should be enclosed in rated enclosure. City water is not being used for drinking because of condition of original galvanized iron piping. Office space on second floor is cold in winter and hot in summer.	$113,500.00
5	**Electrical Systems**	Overhead power feed. 240/120VAC, single phase 200 amps. Upgrade security lightingand fire alarm system. Replace emergency light and exit light system. Replace lighting system. Install new telephone system. Add dedicated circuits to classrooms.	$161,500.00
6	**Portable Buildings**		$0.00
7	**Space Adequacy:**		
	7.1 Classrooms	16.25% Surplus	
	7.2 Science Rooms/Labs	Assumption made that all rooms were used originally as standard classrooms.	
	7.3 Ancillary Areas	-100.00% deficient Assumption made that all rooms were used originally as standard classrooms.	
	7.4 Gymnasium	-100.00% deficient The school is typical 4 room school of the time without gymnasium and concept of outdoor play is good for you.	
	7.5 Library/Resource Areas	-100.00% deficient Likely no designated library space in original use. All books remained within classroom setting.	
	7.6 Administration/Staff Areas	60.67% surplus Disproportionate amount of storage space for the overall size of school.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-45.60% deficient Disproportionate amount of circulation space for the overall size of school.	
	Overall School Conditions & Estim. Costs	-42.07% deficient over total area.	$394,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Site size is minimal but adequate for size of school and use.	
1.1.2	Outdoor athletic areas.	4	Relatively small flat grassed area on south side of school.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	One good sized playgroound alth ough not utilized for current school usage.	
1.1.4	Site landscaping.	4	Grassed area with no planting.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing around site perimeter.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site appears to drain well and away from building.	
1.1.7	Evidence of sub-soil problems.	4	None evident or reported.	
1.1.8	Safety and security concerns due to site conditions.	4	None evident 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 on NW corner accessed from west side off of 6 St. Works well.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	N/A		
1.2.4	Fire vehicle access.	4	Good from sveral different locations.	
1.2.5	Signage.	4	Large wood sign on South face of building and large wood sign on North face.	
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 for size of school and usage.	
1.3.2	Layout and safety of parking lots.	4	Works well.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Gravel lot on NW corner of property requires some regrading and surfacing of entire lot with asphalt. Area on NW corner of building is low and ponds against foundation needs to be regraded.	$25,000.00
1.3.4	Layout and safety of sidewalks.	4	Good tied to city system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Some asphalt perimeter apron and some concrete walks drain well.	
1.3.6	Curb cuts and ramps for barrier free access.	3	None are currently installed and there is no handicapped access to the building. Install curb cuts.	$7,500.00
Other				
	Overall Site Conditions & Estimated Costs			$32,500.00

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		Concrete beams and poured concrete basement slab and cast in place concrete main floor slab.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Foundation wall is concrete and columns are reinforced concrete set on footings. Main floor is poured in place structural slab. Wall above concrete foundation is structural clay brick. All in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Roof is wooden truss system with wooden planking covered with tar paper and asphalt shingles. The roof trusses are set on timber joists which are set on the structural clay brick wall.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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		Asphalt shingle sloped roof no reports of leaks or problems.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2		Gutters and eavestrough need some remedial work they are currently leaking in several locations.	$2,000.00
2.2.3	Control of ice and snow falling from roof.	4		No problem if 2.2.2 is rectified.	
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**		**Bldg. Section**	**Description/Condition**	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Clay brick exterior walls around entire perimeter, some cedar shake siding on small second level area.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	N/A			
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 problems noted or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		No problems noted or reported.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted 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).	2		Wooden doors set in wooden frames need to be repainted.	$8,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2		Door accessories are in good condition for age and current use but replace along with new doors.	$3,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2		Panic hardware is operational but could use some upgrading.	$3,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2		Windows are all original wooden frame with single pane glazing complete with additional single pane storm window sets on exterior. Replace all windows.	$45,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Some screw type hopper vent openings work ok. But use new hardware on new windows. Refer to 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems noted or reported.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$61,000.00

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).	3		Plaster walls with paint peeling in several locations need repainting.	$8,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No problems noted or reported.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4		Basement is VAT , main floor is carpet in rooms and VAT in halls. Second floor is carpet in rooms and VAT in bathroom and halls.	
3.2.2	Wall materials and finishes.	4		Lathe and plaster walls painted need to be repainted see 3.1.1.	
3.2.3	Ceiling materials and finishes.	3		Some areas have dropped teebar and some are painted plaster. The teebar areas are acceptable but plaster requires repair and repainting throughout.	$2,500.00

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.	3		Wood doors and frames. Replace.	$7,500.00
3.2.5	Millwork	3		All original wooden millwork in reasonable condition but has many layers of paint. Replace all millwork.	$4,500.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Just some tackboards in various rooms. Provide new whiteboards.	$3,500.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	4		Sheet vinyl flooring on main and second floor levels with teebar ceiling and painted plaster walls. Basement washrooms have VAT with rough plaster walls and painted metal partitions. All in good condition.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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**	**Description/Condition**	
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).	F.I.		Building is constructed of wood frame walls with lathe and plaster finish.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.		Building is constructed of wood frame walls with lathe and plaster finish.	
3.3.4	Exiting distances and access to exits.	4		Adequate.	
3.3.5	Barrier-free access.	F.I.		No barrier free access, building was constructed in 1913 and no alterations of this nature have been made. There are three separate levels and the feasability of adding an elevator or appropriate ramps is highly questionable if at all possible..	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		None available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None reported or noted.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$26,000.00

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	1920	Rainwater leaders at corners of building discharge on surface. Surface drainage system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		No irrigation systems. No hose bibs on outside of building.	
4.1.3	Outside storage tanks.	N/A		No known tanks.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and siamese connections.	4		Fire hydrant located across street at north west corner of building	
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		Dry chemical fire extinguishers located throughout the building.	
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		Adequate pressure and volume for domestic requirements.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	N/A			
4.3.4	Piping and fittings.	2	1920	Original domestic water supply and distribution piping in school is galvanized iron and apparently water is not suitable for drinking. There is a bottled water facility on main floor for drinking water. Supply piping to drinking fountains that have been enclosed with plastic garbage bag should be discontinued. Includes allowance for architectural work.	$27,500.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2		Tank water closets (some not in use). Stall urinals with exposed flush tank, enameled cast iron basins. Vitreous china drinking fountains not in use. (bagged). Replace fixtures. Includes allowance for architectural work.	$30,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One small domestic water heater (25 gallons). No additional storage. No recirculation.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer connected to municipal main.	
Other					

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).	3	1920	Building is heated by seven forced warm air furnaces (six located in basement and one on second floor. LENNOX furnace in basement circulation space and AIRCO furnace on second floor require enclosure and/or relocation. Includes allowance for architectural and electrical work.	$56,000.00
4.4.2	Heating controls (including use of current energy management technology.	4		Low voltage electric controls: - one thermostat for furnace - two mixed air controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Gravity combustion air available to furnace locations.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4		Low efficiency media used in furnace filters.	
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		Supply and return air: low pressure galvanized iron ductwork (exposed and concealed). Supply and return air registers.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Outside/combustion air ducts are externally insulated.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Return/outside air dampers are controlled by mixed air temperature controllers, providing mixed air to five furnaces in basement.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Offices on second floor are cold in winter because of drafts and absence of insulation. Refer to 4.4.1	
4.4.13	Zone/unit heaters and controls.	4		Low voltage space thermostats control seven furnaces.	
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.	N/A			
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Inadequate. New furnaces proposed in item 4.4.1 will satisfy outdoor air requirement. Refer to 4.4.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears adequate.	
4.5.4	Exhaust systems capacity and condition.	4		Appears adequate.	
4.5.5	Separation of out flow from air intakes.	4		No known problems.	
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**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems. (Combined systems).				
4.5.7	Ventilation controls (including use of current energy management technology).	N/A			
4.5.8	Air filtration systems and filters.	N/A			
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	4		Furnace heat exchangers appears satisfactory.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
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).	4		Four of the furnaces in the basement have refrigerant cooling coils in supply air plenums. Refrigerant condensing units are located at grade on south side of building in fenced area.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		See Item 4.4.8 cooling supply ductwork is not insulated.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		See Item 4.4.2.	
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		See Item 4.4.2.	
	Overall Mech Systems Condition & Estim. Costs				$113,500.00

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		Overhead power feed. 240/120VAC, 1 phase feed to main switch in electrical room. Main service is 200 amps. Upgraded in 1995	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Minimal security lighting installed. Install exterior lighting systems	$8,000.00
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. Upgrade wooden fence.	$3,500.00
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).	2	All	Fire alarm system is in poor condition. Provide new fire alarm system as required by code.	$12,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Existing system is in good condition, but minimal devices installed. Provide new system throughout the school.	$13,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		No system exists. Provide new system throughout the school. Costs included in 5.2.2.	
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	No power surge protection install on the system. Minimum recommendation is to install on main service.	$4,500.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in good condition. Most are not at capacity and have spare circuits available. Wireways are nearing capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	**N/A**			
5.3.4	General wiring devices and methods.	3	All	Devices are generally in fair condition. Few are adequate for intended use. Replace 80% of devices	$2,000.00
5.3.5	Motor controls.	3	All	Motor controls are in fair condition. Most are adequate for the intended job. Upgrade required of some motor controls	$10,000.00
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 (1920). Lighting levels are as follows: Classroom - 40fc ; Hallways - 35fc ; Offices - 45fc. Light fixtures are to be replaced within 3 years	$6,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are confirmed on site. Special removal and storage procedures required. Ballasts should be identified and replaced.	$3,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	4		No energy efficient systems are in place. Motion sensors for washrooms and other non-critical areas are to be installed. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Costs are included in 5.4.1	
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).	3	All	Existing system is outdated technology. Upgrade telephone system as per School Board standard.	$80,000.00
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		No Public Address system installed. Upgrade system through the new telephone system. Costs included in 5.5.1	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cabling is installed for all Computers on site. Outlets are typically installed in every classroom with provisions for future.	
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		Network server installed in closet in separate room. Installation is neat and clearly labeled. Provide ventilation.	$1,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	$6,000.00
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**			
5.6.2	Intrusion alarms (if applicable).	2	All	No existing system. Upgrade intrusion alarm system as per School Board standard.	$6,000.00
5.6.3	Master clock system (if applicable).	3	All	No master clock or master timer system installed. Minimal recommendation is to install new master timer system	$5,500.00
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				**$161,500.00**

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.		**N/A**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	**N/A**		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**N/A**		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**N/A**		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**N/A**		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**N/A**		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**N/A**		
6.1.8	Heating system.	**N/A**		
6.1.9	Ventilation system.	**N/A**		
6.1.10	Electrical, communication and data network systems.	**N/A**		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**N/A**		
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			**$0.00**

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	4	69.75	279	3	80	240.0	39.0	Based on original use as 4 room Elementary School with capacity of 100-150, refer to school building area guidelines for 150 capacity.
7.2	Science Rooms/Labs						0.0	0.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)				1 2	130 90	310.0	-310.0	
7.4	Gymnasium (incl. gym storage)				1	250 25	275.0	-275.0	
7.5	Library/Resource Areas				1	80	80.0	-80.0	
7.6	Administration/Staff, Physical Education, Storage Areas			404.9			252.0	152.9	
7.7	CTS Areas								
	7.7.1 Business Education						0.0	0.0	
	7.7.2 Home Economics						0.0	0.0	
	7.7.3 Industrial Arts						0.0	0.0	
	7.7.4 Other CTS Programs						0.0	0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			211.63			389.0	-177.37	
	Overall Space Adequacy Assessment	4		895.53	8		1546.0	-650.47	

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