

School Name:	Robert Rundle School			School Code:	2544	
Location:	St. Albert			Facility Code:	2239	
Region:	Central			Superintendent:	Ruth LeBlanc	
Jurisdiction:	St. Albert Protestant Separate School District No.6			Contact Person:	Al Olsen	
				Telephone:	780-460-3700	
Grades:	K - 6			School Capacity:	500	
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	1964	1	3080	Flat roof, wood frame, masonry brick, slab on grade.	Central boiler and multi-zone ventilation.	
Additions/ Expansions	1982	1	45	Wood frame with brick veneer, flat roof.	Heating and ventilation by furnaces.	This addition contains staff washrooms.
Upgrading/ Modernization (identify whether minor or major)	1999 1992			Furnace, Lighting upgrading New roof.		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)				No portables on this Site.		
List of Reports/ Supplementary Information				No reports provided.		

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Reasonable shade overall, need upgrading for sodding. Parking lot asphalt and concrete sides walks.	\$ 70,000.00
2	Building Exterior	Building is brick veneer, windows, alumi-windows, schedule exterior door hardware.	\$ 40,000.00
3	Building Interior	Building interior is in good condition, given recent upgrades.	\$ 54,000.00
4	Mechanical Systems	Mechanical system is in poor shape, not up to present code standards, and should be replaced with a new system. The heating and ventilation systems are in very poor shape and in need of immediate attention.	\$ 556,000.00
5	Electrical Systems	Electrical system has had some upgrades done to the lighting, however, the base electrical system is old, not up to present code standards, and should be replaced with a new system. There are some life safety concerns as the building has a marginal fire alarm system and essentially no emergency lighting.	\$ 376,000.00
6	Portable Buildings	N/A	
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 331.8 m ² , classrooms are pleasant and functional,	
	7.2 Science Rooms/Labs	Deficiency of 14 m ² .	
	7.3 Ancillary Areas	Deficiency of 177 m ² . Computer lab, music room in basement, low ceiling, but good scale for children.	
	7.4 Gymnasium	Deficiency of 235 m ² . Small, but well equipped.	
	7.5 Library/Resource Areas	Deficiency of 42 m ² . Good library, lots of tables and shelving.	
	7.6 Administration/Staff Areas	Deficiency of 240 m ² . Under standard, but facilities are functional to school use.	
	7.7 CTS Areas	Music room and computer lab.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Space is deficient by 646 m ² .	
	Overall School Conditions & Estim. Costs	Building systems require immediate attention.	\$ 1,096,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large Site with playing fields would allow for school expansion.	
1.1.2	Outdoor athletic areas.	4	Open field down a slope to large/soccer field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	There is a play gym with sand base, basketball pitch.	
1.1.4	Site landscaping.	3	Grassed areas around building. Specimen conifer and deciduous trees, shrubs in PWF planters. Playground grass needs new sod around goals and sloped hill next to gym and top dressing.	#####
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Benches, picnic table, paint football pole, chain link fence, and basketball boards. Provide painting for football poles.	\$ 1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage around Site, playing field is crowned to drain off water.	
1.1.7	Evidence of sub-soil problems.	4	No shifting of ground noted.	
1.1.8	Safety and security concerns due to site conditions.	4	Sloped Site, to west of building is used for tobogganing in winter.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	Additional Site sign at school boundary to Junior High on main street, access to Site is behind Jr/Sr high school.	\$ 4,000.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Roadway is asphalt. Road is in better condition than parking lot, access circulation access for parking at Sir George Simpson School.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off is at front of George Simpson School, there is no potential for a bus drop off onsite.	
1.2.4	Fire vehicle access.	4	Fire fighting access on 3 sides of building.	
1.2.5	Signage.	4	School name on front of building.	
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	28 stalls for staff, 16 have car plugs.	
1.3.2	Layout and safety of parking lots.	4	Dead end double load for 16 cars, 12 on dead end with an angle, good given Site.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surfaced cracking noted, recommend resurfacing, replace 17 curb stops.	#####
1.3.4	Layout and safety of sidewalks.	4	Sidewalks around building and at front entrance.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks and stairs, some shifting, spalling, selective replacement.	#####
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cuts at main entrance and good access around school.	
Other				
	Overall Site Conditions & Estimated Costs			#####

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 Sections	Main building is slab on grade, no signs of cracking or shifting. The gym is set out over sloped land and is on full basement.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All Sections	Exterior walls are masonry with brick veneer, no cracks noted, mortar is sound, no powdering.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1964 1982	Roof is constructed of 2x12" joists at 16", okay, spanning between classroom walls sheathing is ¾" plywood. Steel long span joints, bearing on exterior masonry pilasters.	
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 states of repair.</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 Sections	New SBS roof installed in 1992.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All Sections	New pre-finished metal fascias around building.	
2.2.3	Control of ice and snow falling from roof.	4	All Sections	Roof is flat overhangs over entrance.	
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	All Sections	Variegated face brick with sealed surface, generally excellent condition: minor damage to some corners, brick in not spalling.	
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	All Sections	New fascias were installed along with roof. Wood soffits around classrooms, recommend capping with metal exposed wood joists in classroom alcoves, painted/stained, all are 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).	4	All Sections	Building shows no signs of efflorescence or moisture damage.	
	2.3.4 Interface of roof drainage and ground drainage systems.	4	All Sections	Roof has internal drainage.	
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All Sections	Nothing noted, all areas around openings are good.	
	Other				

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All Sections	Units are original, but no damage due to vandalism, rusting, or age. Doors are painted and well maintained.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	3	All Sections	Generally good, however replacement should be budgeted to upgrade to new Code standard.	#####
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All Sections	Doors have panic hardware.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All Sections	Windows are original aluminum extrusions, with vents.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	4	All Sections	Screens, latches, and hinges are all good.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All Sections	Nothing noted by inspection or maintenance staff.	
Other	Building Security	3	All Sections	Enclose entrance around pods with fencing. Future consideration should be given to enclosing ends for additional school space.	\$ 5,000.00
	Overall Bldg Exterior Condition & Estim Costs				#####

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 Sections	Interior walls show no signs of cracking or fatigue.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All Sections	Floors are solid with no shifting or cracking.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All Sections	Variety. Terrazzo at entry vestibules and washroom, welded sheet lino in corridor, VCT/carpet in classrooms, VCT in the gymnasium.	
3.2.2	Wall materials and finishes.	4	All Sections	Painted block, ceramic tiles - to 1500mm above floors, ceramic tile in washrooms.	
3.2.3	Ceiling materials and finishes.	3	All Sections	Drywall suspended t-bar, 1x1 tile, t-bar needs replacement, as it is original and in poor shape.	
					#####

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	All Sections	Doors and solid core wood, upgraded handle hardware, hinges are very good.	
3.2.5	Millwork	4	All Sections	Millwork is in good condition, either painted or stained plywood. There is lots of it and functional to the need.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All Sections	Classrooms have white boards and tackboards. Corridors have tackboards.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All Sections	Gym has 6 basketball nets and 2 climbing gyms.	
3.2.8	Washroom materials and finishes.	4	All Sections	Washrooms have concrete block and ceramic tile walls, floors are terrazzo, ceramic mosaic around urinals at floor.	
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		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All Sections	Non - combustible, non - sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All Sections	Walls to underside of structure.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All Sections	Non combustible.	
3.3.4	Exiting distances and access to exits.	4	All Sections	No dead end corridors, classrooms have access of hallways and direct to outside.	
3.3.5	Barrier-free access.	3	All Sections	Building is on grade, washroom conversion required, add handicapped operators at 4 access points. Handicapped stair assist is on step at gym.	#####
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All Sections	No problems noted by maintenance staff.	
Other		4	All Sections	Handicapped stair platform is installed from main floor to gym level.	
	Overall Bldg Interior Condition & Estim Costs				#####

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	All	Two catch basins in parking lot. Surface drainage to field. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A	All	No hose bibbs or irrigation systems. No problems noted.	
4.1.3	Outside storage tanks.	N/A		None	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		None.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	All	Pump type water fire extinguishers installed on wall hooks. Units are old and in poor shape. Replace with new ABC multi-purpose chemical fire extinguishers with cabinets.	\$ 6,000.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		None exists because of no requirement for hazardous storage.	
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	All	51 mm Municipal service with 25 mm water meter. No problems noted.	
	4.3.2 Water treatment system(s).	N/A		None.	
	4.3.3 Pumps and valves (including backflow prevention valves).	4	All	No pumps or backflow prevention provided. Valves appear in good shape with no problems noted.	
	4.3.4 Piping and fittings.	4	All	Copper water supply piping. All piping appears in good shape.	
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	Floor mounted urinals with flush valves, tank type water closets, and wall hung lavatories. Fixtures are original, in poor shape, and should be replaced with new units in order to provide continued service.	\$ 100,000.00
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2	All	A.O. Smith hot water boiler with storage tank and two recirculating pumps. Installation appears to be original and very old. Recommend replacing with new in order to provide continued service.	\$ 15,000.00
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	All	Municipal service connection to building. Owner indicates that main line approximately 1 meter below finished grade. Line plugs on a regular basis. Recommend providing new service line to building.	\$ 25,000.00
	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).	2	All	Palm air units to classrooms, carrier furnace to basement, and two central multi-zone air handling units with glycol heating coils. Installation appears to be original and in very poor shape. Approximately 40% of the palm air units have cracked heat exchangers and are being scheduled for repairs. Multi-zone units have had modifications done to replace duct furnaces with heating coils. Complete upgrade required.	\$ 170,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	All	Boilers are controlled by building energy management system and Palm Air units with electronic thermostats. No problems noted.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Combustion air appears adequate. Chimney constructed of galvanized sheet metal and appears in good shape. No problems noted.	
4.4.4	Treatment of water used in heating systems.	4	All	Heating water treated with chemicals on a regular basis with no problems noted.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Low water cut-off and pressure relief to boiler. Boiler alarm provided through building energy management system. All appear in good shape with no problems noted.	
4.4.6	Heating air filtration systems and filters.	4	All	Cartridge type media air filters to air handling units with no problems noted.	
4.4.7	Heating humidification systems and components.	N/A		None existing.	

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).	2	All	Owner indicated that most distribution ductwork is underslab and likely all rotted out. Ductwork installation is very old and in poor shape. Replacement required.	\$ 170,000.00
4.4.9	Heating piping, valve and/or duct insulation.	2	All	Domestic water lines are insulated and asbestos does appear to exist. Recommend that an asbestos study be done. Costs shown are for report and sampling.	\$ 5,000.00
4.4.10	Heat exchangers.	2	All	Approximately 50% of the heat exchangers in the Palm Air units are cracked and in need of replacement.	Costs in 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	2	All	Multi-zone units are original and in poor shape.	Costs in 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Poor temperature control due to old equipment, poorly insulated walls, leaking windows, etc.	Costs in 4.4.1
4.4.13	Zone/unit heaters and controls.	N/A			
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.	2	All	Two mult-zone air handling units. Units have had some repairs done to replace gas fired duct furnaces with hot water coils and boilers. Units are very old and should be replaced with new.	Costs in 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	Design requirements unknown. Likely designed at 5 CFM per student. Installation inadequate. Upgrade required.	Costs in 4.4.8
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	All	Design requirements unknown. Poor air flow in spaces. System upgrade required.	Costs in 4.4.8
4.5.4	Exhaust systems capacity and condition.	2	All	Exhaust system capacity unknown. Owner indicates that if exhaust system runs to capacity, Palm Air units begin to backdraft, replace exhaust units.	\$ 35,000.00
4.5.5	Separation of out flow from air intakes.	4	All	Appears to be good separation with no problems noted.	
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	
<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>					
4.5.7	Ventilation controls (including use of current energy management technology).	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.	N/A			
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).	2	All	Computer room is too hot and should be provided with air conditioning.	\$ 30,000.00
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	All	Delta DDC control system upgraded in 1996 with no problems noted.	
	Overall Mech Systems Condition & Estim. Costs				\$ 556,000.00

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).	3	All	Underground service from pad mounted utility transformer. Service size appears to be a 400A main circuit breaker, 120/208V/3PH/4W. Service size is too small to accommodate mechanical upgrades and equipment is very old. Recommend that a new service be provided.	\$ 40,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	High pressure sodium lighting provided at building entrances and parking lot. No problems noted.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	All	Approximately 16 electrified stalls with no problems noted.	
	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).	1	All	120 volt marginal fire alarm system provided in school. A new fire alarm system designed to code required in order for building to be occupied.	\$ 60,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	Emergency lighting system basically non-existent in school. An emergency lighting system is required to comply with code.	\$ 25,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	All	A few exit signs have been provided, however installation is old and does not comply with code. Provide new exit sign installation and connect to DC emergency lighting system.	\$ 10,000.00
	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.	3		Provide Surge protection.	\$ 3,000.00
5.3.2	Panels and wireways capacity and condition.	2	All	Panelboards are old Bulldog ITE style, full with minimal spare capacity. Replace with new along with new electrical system to building.	\$ 45,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None.	
5.3.4	General wiring devices and methods.	2	All	Wiring devices are original with no grounds provided to receptacles. Items are well beyond expected life and should be replaced with new along with new wiring.	\$ 45,000.00
5.3.5	Motor controls.	2	All	Motor starters are original General Electric. Replace with new in order to maintain service.	\$ 15,000.00
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 in building is fluorescent and has been retrofitted with T8 lamps and electronic ballasts. Even though installation is good, base electrical system is very old and should be entirely upgraded which will require all light fixtures to be removed. This may required that about 1/2 of the light fixtures be replaced due to damages.	\$ 85,000.00
	5.4.2 Replacement of ballasts (i.e., health and safety concerns).	4	All	No health and safety concerns noted.	
	5.4.3 Implementation of energy efficiency measures and recommendations.	4	All	Rooms are each presently separately switched with no problems noted.	
	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	Telephone system is old and repair parts no longer available. Replace with new system.	\$ 8,000.00
	5.5.2 Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Old Petcom 2200 system. Upgrade required because of lack of parts and service.	\$ 35,000.00
	5.5.3 Network cabling (if available, should be category 5 or better).	4	All	Category type 5 wiring with no problems noted.	
	5.5.4 Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Computer room is wired for equipment,	
	5.5.5 Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	There exists a dedicated server area with adequate room for equipment. No problems noted.	
	5.5.6 Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Power wiring to computers and equipment appears good with no problems noted.	
	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		None.	
5.6.2	Intrusion alarms (if applicable).	4	All	General type of security system using motion detectors, magnetic door contact switches, and alarm keypad. System monitored through central monitoring station with no problems noted.	
5.6.3	Master clock system (if applicable).	3	1964	Class change bells controlled from an Amana time clock. Unit is old and should be replaced with new for reduced maintenance.	\$ 5,000.00
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).	4	All	Garaventa chair lift system.	
5.7.2	Condition of elevators/lifts.	4	All	System appears in good shape with no problems noted.	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		None.	
Other					
	Overall Elect. Systems Condition & Estim Costs				\$ 376,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<p>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</p>		<p>No portables on this Site.</p>	
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.			
	<p>Overall Portable Bldgs Condition & Estim Costs</p>			<p>\$ -</p>

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 4 4 2	77.3 72.5 86.2 88.3	1265	14	80	1120	145	Surplus, classrooms are pleasant and functional,
7.2	Science Rooms/Labs	2	88	176	2	95	190	-14	Music rooms
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	223	223	1 3	130 90	400	-177	Computer lab, music room in basement, low ceiling, but good scale for children.
7.4	Gymnasium (incl. gym storage)	1 1	223 15	238	1 1	430 43	473	-235	Deficiency. Small, but well equipped.
7.5	Library/Resource Areas	1	178	178	1	220	220	-42	Deficiency. Good library, lots of tables and shelving.
7.6	Administration/Staff, Physical Education, Storage Areas	1	117	117	1	357	357	-240	Deficiency. Under standard, but facilities are functional to school use.
7.7	CTS Areas								
	7.7.1 Business Education			N/A					
	7.7.2 Home Economics			N/A					
	7.7.3 Industrial Arts			N/A					
	7.7.4 Other CTS Programs			N/A					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			937			1580	-643	Deficiency
	Overall Space Adequacy Assessment			3134			4340	-1206	Half the deficiency is in the administration and gym areas.

Evaluation Component/ Sub-Component	Additional Notes and Comments