	School Name:	Ernest Morrow Jr High				School Code:	9644
	Location:	1212 47th Street S.E.,Calgary				Facility Code:	1626
	Region:	Calgary				Superindendent:	Dr Donna Michaels
	Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
						Telephone:	(403) 214-1123
	Grades:	7-9				School Capacity:	935

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	4692.7	Masonry, flat roof, steel columns and beams supporting glulam beams, flat roof , and clay brick masonry exterior cladding.	Steam from two boiler rooms is distributed to fan coil units, perimeter radiation, convectors and heat exchanger to provide required heating. is provided for library systen.	
Additions/ Expansions	1966 1976	1 1	2471.1 956.4	Masonry, flat roof, steel columns and beams supporting glulam beams, flat roof , and clay brick masonry exterior cladding.	Steam from two boiler rooms is distributed to fan coil units, perimeter radiation, convectors and heat exchanger to provide required heating is provided for library systen.	Separate building . Link connection of original 2 schools.
Sub Total			8120.2			

Upgrading/ Modernization (identify whether minor or major)	1982	1	202		Two central air handling systems provide ventilation for majority of the building. Gym has it's own heat and vent system. Mechanical cooling is provided for library systen.	Renovations to 1963 original building.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1962 1964 1966 1970	1 1 1 1	83.50 83.50 83.50 83.50		Heat and vent furnaces.	
Total			8454.2			
List of Reports/ Supplementary Information	No reports available on site.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Overall site size is good but fence layout and baseball diamonds divide up play field areas.Site is shared and sandwiched between Jack James Vocational School and Forest Lawn High School as well as City Pool and community center. Mix of gravel and asphalt parking lot and road require new surface. Some children dropped off on 14th ave and walk on road linking school and other city and community facilities. Situation needs to be reviewed as it is unsafe and does not work well.	$100,000.00
2	**Building Exterior**	Clay brick exterior finish in good condition with painted wood fascia and painted exposed roof deck soffit in good condition. Weatherstripping at exterior doors in poor condition needs replacement.	$1,000.00
3	**Building Interior**	Painted concrete block with some painted drywall good condition.VCT, carpet and gymnasium wood stripping floors as well as quarry tile at school entrances all in good condition. 12x12 acoustic tile stapled to strapping and or glued to suspended drywall.1976 area has acoustic panel in teebar suspension grid. 1966 area has acoustic tile in gym that is in poor condition badly damaged.	$79,000.00
4	**Mechanical Systems**	Replace outdated inefficient boilers with new hot water boilers. Supply 2 new boilers in each boiler room. Replace steam radiators in 1964 west wing. Replace steam coils with hot water heating system. Change steam preheat coils to glycol system. 1981 addition HVAC system to remain. West wing - provide separate heat and vent unit for wood working shop. Interlock unit with exhaust systems.	$779,500.00
5	**Electrical Systems**	Service to old school and new school are both 800 amp and surge protection is required on both. Fire alarm system is in need of upgrading. Add dedicated circuits to classrooms. Install visual devices for fire system . Old service requires maintenance.	$77,500.00
6	**Portable Buildings**	Portables each have a sub-panel wire to main service. Portable in good condition. Not barrier free from exterior interior access by ramp from inside school.	$48,000.00
7	**Space Adequacy:**		
	7.1 Classrooms	22.10% surplus	
	7.2 Science Rooms/Labs	-83.90% deficient Only one science program is offered in this school.	
	7.3 Ancillary Areas	11.92% surplus	
	7.4 Gymnasium	-47.44% deficient Gym is small compared to Equivelent new facility but appears adequate for the program offered. Little or no space for side bleachers.	
	7.5 Library/Resource Areas	-15.78% deficient Library space is adequate.	
	7.6 Administration/Staff Areas	-28.68% deficient Admin area is minimal for the school capacity.	
	7.7 CTS Areas	-35.99% deficient Number and size of CTS program space is minimal compared to Equivelent new facility.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	62.25% surplus Circulation corridors are long and strung out because of linkage of two schools.	
	Overall School Conditions & Estim. Costs	1.09% surplus over total area.	$1,085,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	Overall site size is good but fence layout and baseball diamonds divide up play field areas. Also lot is shared by community center, two high schools and the city.	
1.1.2	Outdoor athletic areas.	4	Have mix of baseball diamonds and soccer fields baseball layout has cut soccer fields to 2 from 4.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	F.I.	Site is shared and sandwiched between Jack James Vocational School and Forest Lawn High School as well as City pool and community center.	
1.1.4	Site landscaping.	4	Mostly grass with absolute minimal planting.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on south perimeter and around some of baseball field in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Good drainage no problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	None reported.	
1.1.8	Safety and security concerns due to site conditions.	4	Good except concerns related to items1.2.2 and 1.2.3.	
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	Accessed by road from south off of 14th Ave only road and could be wider see 1.2.2 and 1.2.3.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Mix of gravel and asphalt. Gravel area requires paving and repair, part of roadway and lot require new surface.	$100,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	F.I.	Some children dropped off on 14th ave and walk on road linking school and other city and community facilities. Situation needs to be reviewed as it is unsafe.	
1.2.4	Fire vehicle access.	F.I.	Can be bad due to problems mentioned in 1.2.2 and 1.2.3 and 1.3.2.	
1.2.5	Signage.	4	Adequate.	
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	Minimal with only 3 visitor stalls.	
1.3.2	Layout and safety of parking lots.	F.I.	Some children dropped off on 14th ave and walk on road linking school and other city and community facilities. Situation needs to be reviewed as it is unsafe.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	See 1.2.2 and 1.2.3 for budget related to resurfacing of lot and road.	
1.3.4	Layout and safety of sidewalks.	F.I.	Doesn't work well on south side as mentioned in 1.2.2 1.2.3 1.3.2 and 1.3.3	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Sidewalks appear to be in relatively good condition around perimeter of building.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate all on one level.	
Other				
	Overall Site Conditions & Estimated Costs			$100,000.00

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 slab on grade and structural slab over basement male and female washrooms.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		Steel pipe columns and wide flange steel columns supporting glulam beams and or glulam girders, and load bearing concrete block walls supporting glulam beams.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		3x6 tongue and groove wood deck on glulam structural beams. Steel deck on glulam structural beams.	
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 states of repair.***		**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).	F.I	1964 - 1966 1976	Gym reroofed in 1999 with 2 ply SBS roofing system. Remainder of building is asphalt and gravel. Some evidence of roof leaking as revealed at stained ceiling tiles. 2Ply SBS roofing replaced original roofing on 1966 and 1976 sections and these areas are in good condition. Roofing report not available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Steel roof access ladder, access hatch in good condition.	
2.2.3	Control of ice and snow falling from roof.	N/A		None	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None existing.	
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 finish in good condition	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Painted wood fascia with painted exposed roof deck soffit 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		No problems reported or noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A			
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Painted concrete block walls in good condition.	
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).	4		Painted solid core wood doors in aluminum frames in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Hinges, closers ingood condition. Weatherstripping in poor condition needs replacement.	$1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Panic devices in good condition kept well maintained.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Extruded aluminum with sealed double glazed units including vent units. Some bronze anodized frames with double glazing and between panes venetian blinds.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Lever latches, hinged awning openers, no insect screens or security devices, weatherstripping reasonably good. Accessories working but require maintenance.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		None reported or evident.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$1,000.00

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		Painted concrete block with some painted drywall. Good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete with no signs of cracking.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4		VCT, carpet and gymnasium wood stripping floors as well as quarry tile at school entrances all in good condition.	
3.2.2	Wall materials and finishes.	4		Painted concrete block with some painted drywall good condition.	
3.2.3	Ceiling materials and finishes.	3		12x12 acoustic tile stapled to strapping and or glued to suspended drywall. 1976 area has acoustic panel in teebar suspension grid. 1966 area has acoustic tile in gym that is badly damaged and needs replacement.	$4,000.00

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.	4		Solid core wood in pressed steel frames. Good condition.	
3.2.5	Millwork	3		Stained fir plywood reasonably good condition but plastic laminate counter tops are damaged and need replacement.	$35,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Black chalkboards showing considerable wear and should be replaced. The vinyl faced tentest tackboards and aluminum trim and chalkrails are in good condition.	$40,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Retractable Basketball backstops and hoops & non retractable side units are in good condition. Inserts and standards are also in good condition.	
3.2.8	Washroom materials and finishes.	4		Ceramic mosaic tile floors/base, ceramic wainscoting and painted concrete block walls and acoustic tile ceilings 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		Non combustible and non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Smoke doors at strategic locations in corridor are adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Concrete block adequate. Locker/framewall/lower cupboard assembly minimal but adequate rating.	
3.3.4	Exiting distances and access to exits.	4		Adequate.	
3.3.5	Barrier-free access.	4		Accessible at all entrances.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A		None available on site.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None reported.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$79,000.00

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		Catch basin provided for site parking lot. Refer also to 1.3.3.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Exterior frostproof hose bib provided through out. No lawn irrigation.	
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.	3	1964 1982	Fire hydrant available. Siamese connection is required. Includes allowance for architectural work.	$5,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe and hose system provided.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers are provided.	
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 water supply and pressure. System is connected to city water system.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Generally valves in good condition. Backfow prventers installed.	
4.3.4	Piping and fittings.	4		Piping and fittings appear satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Wall hung enamel on cast iron lavatories existing, urinals are stall type with tank and manual control valves, water closets have flush valves. Fixtures are in satisfactory condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One STATE SBT-75-120 NEB-DLGA with 108.0 MBH input and 75 gallon storage. System is complete with domestic hot water recirc pump. System is operating satisfactorily.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		No known problems. Sanitary is connected to city sewer system. Rain water leader and catch basin is connected to city storm sewer system.	
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	1964 1982	Original boilers LIBERTY fire box type steam boilers. Replace outdated inefficient boilers with new hot water boilers. Supply 2 new boilers in each boiler room. Replace steam radiators in 1964 west wing. Replace steam coils with hot water heating system. Includes allowance for architectural and electrical work.	$600,000.00
4.4.2	Heating controls (including use of current energy management technology.	4		Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1964 1982	Modify combustion system to satisfy new boilers.	$4,000.00
4.4.4	Treatment of water used in heating systems.	4		Reuse existing water treatment and filter system. Re-location cost.Refer to 4.4.1	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Replace . Refer to 4.4.1.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.				

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		Replace heating distribution system for west wing of 1964 construction. Replace piping in east boiler room. Piping is satisfactory in 1982 addition.Refer to 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	4		Refer to 4.4.8	
4.4.10	Heat exchangers.	4		Remove redundant heat exchanger and modify piping.Refer to 4.4.1	
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		No known problems.	
4.4.13	Zone/unit heaters and controls.	3	1964 1982	Replace fan coil units at entrances of west wing. Others to remain. Replace perimeter radiation units with projection heaters in converted entrances. Includes allowance for architectural and electrical work.	$9,000.00
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.	3	1964 1982	Separate H & V supply air system to gym is satisfactory. Fan room for 1964 consists of: return fan, mixing chamber, preheat coil, filters, swamp coolers and supply fan. Change steam preheat coils to glycol system. 1981 addition HVAC system to remain. Includes allowance for electrical work.	$52,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Modification to coils in central fan room will increase outdoor air supply. Refer to 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Generally satisfactory. Central air handling units supply tempered air to classrooms and other areas through duct work in ceiling. Air returned to respective air handlers through corridor ceiling.	
4.5.4	Exhaust systems capacity and condition.	4		Appears satisfactory.	
4.5.5	Separation of out flow from air intakes.	4		Appears satisfactory.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1964	West wing - provide separate heat and vent unit for wood working shop. Interlock unit with exhaust systems. Includes allowance for architectural and electrical work.	$43,000.00
Other		4		MURPHY dust collector and system appears to be working satisfactorily.	

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.				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Refer to 4.7.1	
4.5.8	Air filtration systems and filters.	3	1964 1982	Increase filtration area for 1964 fan rooms. Filtration for 1982 is satisfactory.	$7,500.00
4.5.9	Humidification system and components.	4		Swamp coolers provided for 1964 building air handling system. Spray humidifier is provided for 1982 building air handling unit.	
4.5.10	Heat exchangers.	4		Existing steam to hot water heat exchanger to be removed. Refer to 4.4.1	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Supply air from air handler is ducted to respective constant volume reheat boxes.	
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		Has mechanical cooling, DX cooling coils with separate roof top air cooled condenser.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Refer to 4.5.3	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Air cooled condenser interlocked with operation of air handling unit.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4		Food preparation area in 19964 building has split roof top HVAC system.	
Other		3	1964	Provide separate air conditioning system for computer room. Includes allowance for architectural and electrical work.	$22,000.00
4.7	**Building Control Systems**		**Bldg. Section**	**Description/Condition**	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1964 1982	Original pneumatic controls. Provide DDC system for new boilers and existing air handling system. Includes allowance for architectural work.	$37,000.00
	Overall Mech Systems Condition & Estim. Costs				$779,500.00

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).	3	All	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 800 amps to old school and 800 to new school. Both are metered separately. Upgrade old service as it needs maintenance.	$10,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior site lighting is adequate.	
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.	$7,500.00
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 good condition. System is tested annually as required by code. System is well maintained. Install visual devices as per code. Add two (2) pull stations at exits.	$11,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
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 both the main services.	$26,000.00
5.3.2	Panels and wireways capacity and condition.	4		Panels are all in fair condition. Most are at capacity with little or no spare circuits available. Wireways are also at 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 good condition but reaching the end of life expectancy. Most are adequate for intended use. Replace 10% of devices.	$3,000.00
5.3.5	Motor controls.	4		Motor controls are in good condition. Most are adequate for the intended job.	
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).	4		Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction. Lighting levels are as follows: Classroom - 55fc ; Hallways - 20fc ; Gym - 35fc ; Offices - 75fc ; Library - 75fc ; Cafeteria - 75fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No evidence of ballasts containing PCB's.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	No energy efficient systems are in place. Motion sensors for washrooms and other non-critical areas are to be installed. (Future recommendation is installing light fixtures with T-8 lamps c/w electronic ballasts).	$5,000.00
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		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed System is adequate for intended use. No other systems are installed. Fibre Optic computer link installed.	
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).	4		Network server installed in closet in separate room. Installation is neat and clearly labeled.	
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	$15,000.00
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).	4		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
5.6.3	Master clock system (if applicable).	4		Master timer in place. Master clock system is NOT installed.	
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				**$77,500.00**

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).	**4**	**Timber frame with plywood skirt**	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**F.I.**	**Asphalt and gravel flat roof.**	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**F.I.**	**Vertical cedar siding wooden fascia and plywood skirt. Some portables have mix of horizontal cedar and vertical aluminum siding. All wood is dried out and seperating and is highly flammable should be investigated.**	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**4**	**Wood doors in wood frames fixed sealed double glazing in wood frames (all painted) + horizontal sliding aluminum windows one at each end of window wall.**	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**4**	**Sheet linoleum floors, clear finish plywood walls and acoustic 12 x12 ceiling tiles.**	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**	**Miscellaneous furniture pieces.**	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**4**	**Black chalkboard and corkboard in aluminum frames.**	
6.1.8	Heating system.	**2**	**Replace 4 existing heat and vent furnaces with new HVAC**	**$20,000.00**
6.1.9	Ventilation system.	**2**	**Replace 4 existing heat and vent furnaces with new HVAC**	**$20,000.00**
6.1.10	Electrical, communication and data network systems.	**4**	**Portables each have a sub-panel wire to main service. Portable in good condition.**	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**4**	**Some detectors, fire alarm pull station and bell in each classroom. Fire resistence of materials is poor.**	
6.1.12	Barrier-free access.	**1**	**Not barrier free from exterior. Interior access by ramp from inside school. Need new ramp.**	**$8,000.00**
	Overall Portable Bldgs Condition & Estim Costs			**$48,000.00**

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms K-6	24		2149	22	80	1760.0	389.0	
7.2	Science Rooms/Labs	1	96.6	96.6	5	120	600.0	-503.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	8		693.9	2 4	130 90	620.0	73.9	
7.4	Gymnasium (incl. gym storage)	1		471.5	1	815 82	897.0	-425.5	
7.5	Library/Resource Areas	1		379	1	450	450.0	-71.0	
7.6	Administration/Staff, Physical Education, Storage Areas			660.4			926.0	-265.6	
7.7	CTS Areas								
	7.7.1 Business Education	1	83.5	83.5	3	115	345.0	-261.5	
	7.7.2 Home Economics	2		225.2	2	128	256.0	-30.8	
	7.7.3 Industrial Arts	2		364.2	2	228	456.0	-91.8	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3330.9			2053.0	1277.9	
	Overall Space Adequacy Assessment	40		8454.2	44		8363.0	91.2	

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