

School Name:	HYTHE ELEMENTARY SCHOOL				School Code:	1115
Location:	HYTHE				Facility Code:	1829
Region:	NORTH				Superintendent:	Mr. Gerald Mazer
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33				Contact Person:	
					Telephone:	(780) 532-8133
Grades:	K - VI				School Capacity:	375
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	1967	1	1096.2	Slab on grade with masonry load bearing walls. Conventional built-up roofing on wood structure. Painted concrete block façade.	Individual furnaces for each classroom.	Discrepancy in areas between the Standard Assessment and Utilization Report and the supplied owners small scale plans.
Additions/ Expansions	1982	1	2032.16	Slab on grade with masonry load bearing cavity walls. Inverted roof on metal deck and OWSJ structure. Painted concrete block/ prefinished metal clad facade.	Hot water heating system. Central air handling units.	Sloped roof areas are finished with pre-finished metal clad over an Inverted roof system. Discrepancy in areas between the Standard Assessment and Utilization Report and the supplied owners small scale plans.
	1986 West Addition to 1967 Bldg.	1	33.45	Slab on grade with masonry load bearing cavity walls. SBS roofing on wood deck and structure.	Furnace to heat addition.	Actual construction date of this addition is unknown. Discrepancy in areas between the Standard Assessment and Utilization Report and the supplied owners small scale plans.
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1986	1	88.4	Reconfigured Admin. area in the 1967 section. Windows were upgraded in 1998.		Minor upgrade
	1998	1				Minor upgrade
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	NONE					
List of Reports/ Supplementary Information	Roof Inspection Report, May 1998. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, August 24, 1999. Titan Electric & Controls Ltd.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	<ul style="list-style-type: none"> - Re-grade and install new playground equipment and bases as required. - Incorporate landscaping and sidewalks as required. - Install new flag pole and paint misc. site accessories. 	\$ 293,000.00
2	Building Exterior	<ul style="list-style-type: none"> - Install door hardware and repaint building exterior and misc. roof accessories as required. - Level flooring with levelling compound and install flooring. - Re-roof as per roof report. 	\$ 83,500.00
3	Building Interior	<ul style="list-style-type: none"> - Remove hazardous materials. - Upgrade door and windows hardware as required. Provide for barrier free access door hardware. - Install whiteboards as required. 	\$ 51,300.00
4	Mechanical Systems	<ul style="list-style-type: none"> - Require backflow prevention on domestic water. - Plumbing fixtures in 1967 building due for replacement. - Require cold air trap for some furnace rooms and boiler room. - No fire dampers in Mechanical rooms. 	\$ 18,000.00
5	Electrical Systems	<ul style="list-style-type: none"> - Life safety systems need upgrade. - Electrical distribution and lighting are in good condition. - Network and communication equipment are adequate. 	\$ 37,500.00
6	Portable Buildings	None	\$ -
7	Space Adequacy:		
	7.1 Classrooms	Deficiency -101.5	
	7.2 Science Rooms/Labs	Deficiency -2.1	
	7.3 Ancillary Areas	Deficiency -14.9	
	7.4 Gymnasium	Deficiency -23.2	
	7.5 Library/Resource Areas	Deficiency -57.2	
	7.6 Administration/Staff Areas	Deficiency -4.2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 204.0	
	Overall School Conditions & Estim. Costs		\$ 483,300.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate in size for the current school program.	
1.1.2	Outdoor athletic areas.	4	Adequate for the current school program.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Requires new playground equipment and bases. Provide and install playground equipment as required.	\$ 250,000.00
1.1.4	Site landscaping.	4	Adequate for the current school program.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Adequate for the current school use. Misc. metals on site requires to be painted- paint as required. Requires new flag pole. Provide and install flag pole.	\$ 3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Puddling in areas, requires additional topsoil and re-grading. New topsoil and re-grade as required.	\$ 10,000.00
1.1.7	Evidence of sub-soil problems.	4	No evidence of subsoil problems at time of survey.	
1.1.8	Safety and security concerns due to site conditions.	4	No evidence of problems at time of survey.	
Other		N/A	N/A	

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	No evidence of problems at time of survey. Sufficient numbers of parking spaces are available, with no site obstructions.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel surface in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site bus drop-off. Gravel surface in good condition.	
1.2.4	Fire vehicle access.	4	Gravel surface in good condition.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	No evidence of problems at time of survey. Sufficient numbers of parking spaces are available.	
1.3.2	Layout and safety of parking lots.	4	No evidence of problems at time of survey.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel surface in good condition. No evidence of problems at time of survey.	
1.3.4	Layout and safety of sidewalks.	3	Limited amount of sidewalks - slope towards the building. Remove and construct new sidewalks as required.	\$ 25,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks - Refer to 1.3.4	Refer to Item 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	3	Extremely high door thresholds were noted. Replace with proper thresholds, Modify egress doors as required.	\$ 5,000.00
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 293,000.00

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).	3	1982	Concrete slab floor requires to be resurface in areas with levelling compound. The VC tile flooring is delaminating and new flooring is not adhering. Provide and install flooring levelling compound and install flooring as required.	\$ 45,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1982	Exterior face of concrete block walls are stained and requires to be repainted. Paint building exterior.	\$ 20,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	3	1967 1982	1967 - Roof structure is in good condition. However, re-roofing to approx. 420sq.m. of roof area is required, refer to 2.2.1. 1982 - Trees are sprouting on the inverted roof of the 1982 addition. Further investigation is required to determine if there is any damage to the roof.	Refer to item 2.2.1 \$ 2,000.00
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of</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).	3	1967	As per roof report prepared by Northern Lights Independent Inspection Services Inc. in 1998, recommendations were made to re-roof approx. 420 sq. m of roof. Re-roof as required.	\$ 10,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Misc. metal and chimneys, etc. requires to be repainted. Some Concrete pavers on roof requires to be replaced due to deterioration. Install concrete roof pavers and paint misc. metal roof accessories.	\$ 5,000.00
2.2.3	Control of ice and snow falling from roof.	4	ALL	No problems were sited	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None	
Other		N/A		N/A	

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, efflorescence, water stains).	3	1982	Exterior face of concrete block walls are stained and requires to be repainted. Refer to 2.1.2	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	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	No evidence of problems at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No evidence of problems at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	No evidence of problems at time of survey.	
Other		N/A		N/A	

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).	3	ALL	Painted doors are stained and require to be painted . Refer to 2.1.2	Refer to Item 2.1.2
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Exterior doors require additional weatherstripping and door adjustments	\$ 1,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	Astragals and sound/weatherstripping are required.	\$ 2,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Alum. Windows in the 1982 addition and new PVC windows were installed in 1998.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	ALL	No evidence of problems at time of survey.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No evidence of problems at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 83,500.00

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	ALL	No evidence of problems at time of survey. Some caulking is required at intersections of masonry walls.	\$ 1,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	ALL	No evidence of problems at time of survey.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	Flooring is to be replace in sections of both the 1967 and the 1982 areas due to wear. Refer to 2.1.1	Refer to Item 2.1.1
3.2.2	Wall materials and finishes.	4	ALL	Painted concrete block walls in fair condition at time of survey.	
3.2.3	Ceiling materials and finishes.	4	ALL	Acoustic tile ceilings and drywall ceiling in good condition at time of survey.	

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	Fair condition.	
3.2.5	Millwork	4	ALL	Adequate amount of millwork for the school programs and is in fair to good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	ALL	Chalkboards and tackboards are generally in good condition. However, 4 classrooms in the 1967 section require whiteboards. Install whiteboards as required.	\$ 1,800.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	ALL	Adequate for the current school programs and is in fair to good condition.	
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile flooring in good condition Drywall ceiling in good condition Glazed coating on conc. block walls in good condition.	
Other		N/A		N/A	

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 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		4	ALL	Non-combustible, non sprinklered.	
		4	ALL	Acceptable at time of survey.	
		4	ALL	Painted concrete block walls in fair condition at time of survey.	
		4	ALL	Acceptable	
		3	ALL	Main entry Doors have an extremely high built-in place metal threshold. Remove threshold, supply and install new doors and hardware to accommodate barrier free access.	\$ 8,000.00
		3	1967	Original VA tile Flooring. Replace with new floor finishes as required.	\$ 40,500.00
		F.I.	ALL	Air Quality in Music room - Sprayed on Acoustic treatment on walls is dirty. The air in the 1967 section is also a concern.	
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 51,300.00

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	ALL	No Municipal system. Surface drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	ALL	Existing hose bibs abandoned.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		N/A	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		Municipal fire truck.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	Fire extinguishers throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	ALL	Water supply is from a well. Well overflows occasionally, flooding part of the site.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	ALL	Well pump supplies hydropneumatic tanks and storage tanks. Boiler water feed has a double check valve. No backflow prevention in domestic water.	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Good.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1982 1967	Flush tank W.C., stainless steel drinking fountains, flush valves on urinals. All in good condition. Plumbing fixtures in 1967 building are due for replacement.	\$ 15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1967 1982	1967 - Domestic Hot Water Heater, 6 years old - in good condition. 1982 - Domestic Hot Water Heater with recirculation - in good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal sanitary system. Ice from rain water leaders with heat tracing causing damage to blocks of exterior walls.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).		1967	Horizontally mounted furnaces in classrooms and central furnaces for hallways and administration - in good condition.	
		4	1982	Most classrooms have perimeter baseboard radiation. The Gym is heated and ventilated by an air handling unit with a hot water coil. Heating coil 3-way valve was leaking. The rest of the 1982 building is served by an air handling unit with a hot water coil.	
4.4.2	Heating controls (including use of current energy management technology).		1967	Electric thermostat connected to DDC for night setback.	
		4	1982	Pneumatic controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.		3	ALL Combustion air for some furnace rooms and boiler room need cold air trap. Chimney is in good condition.	\$ 1,000.00
4.4.4	Treatment of water used in heating systems.		4	1982 Water tested occasionally and treated when required.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).		4	1982 Good.	
4.4.6	Heating air filtration systems and filters.		4	ALL All filters are changed regularly.	
4.4.7	Heating humidification systems and components.		N/A	N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1967 1982	Ductwork is in good condition. Piping and baseboard radiation is in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	Existing insulation is in good condition.	
4.4.10	Heat exchangers.	4	ALL	Furnace and boiler heat exchangers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.	ALL	No fire dampers in furnace rooms. Requirements for fire dampers should be reviewed with local Code authorities.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	ALL	Space exhibits typical environments common with furnace heating and ventilation systems - temperature fluctuations in classrooms due to on/off operation of unit; cold air supply due to lack of modulating heating valve control; questionable constant fresh air supply; hot and stuffy environments in Spring and Fall; poor air movement; low air changes per hour.	
4.4.13	Zone/unit heaters and controls.	4	1982	Force flows at entrances. Unit heater in Gym storage. All are controlled by line voltage thermostats.	
Other		N/A		N/A	

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.	4	1967 1982	See Item 4.4.1.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	ALL	As an indicator of Fresh Air supplied to occupied spaces, CO2 short term measurements were taken in selected locations. ASHRAE recommends levels to be below 1000 PPM. Classroom 103 (3) ----- -750 PPM Classroom 138 (38) ----- 850 PPM Results: The amount of outside air seems to be sufficient.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	ALL	See Item 4.5.2.	
4.5.4	Exhaust systems capacity and condition.	4	1967 1982	Washroom exhaust fans not operating. Washroom exhaust fans are in good condition.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Separation sufficient for all ventilation/heating units.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1982	Science storage does not have a fume hood. IF Science Program is such that a fume hood is required, budget \$5,000.00	
Other		N/A		N/A	

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).	4	1982	See Item 4.4.1.	
4.5.8	Air filtration systems and filters.	4	1967 1982	Filters in furnaces are changed regularly. Filters in Gym and main school AHU are changed regularly.	
4.5.9	Humidification system and components.	N/A		No humidification system in this school.	
4.5.10	Heat exchangers.	4	1967 1982	Furnace heat exchangers reported to be in good condition. Coil in central air handling unit is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	ALL	All distribution components are good.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1967 1982	DDC energy management system which controls furnaces for night setback. Boiler has indoor/outdoor temperature pneumatic control; AHU pneumatic controls; new controls compressor.	
Overall Mech Systems Condition & Estim. Costs					\$ 18,000.00

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).	5	Main Service upgraded to 800 Amp 120/208 V, three phase. Underground service. Good condition, 40% spare capacity left.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	Adequate HID lighting around building.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	Car plug-ins on time clock. Total of 22 ccts, 11 pedestals installed.	
Other		N/A	N/A	
5.2	Life Safety Systems			
			Bldg. Section <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	1	Fire Alarm Systems is old and requires upgrade to meet Code.	\$35,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Emergency Lighting Battery packs are adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	Exit lighting signs are adequate.	
Other		N/A	N/A	

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.	N/A		No power surge for the building.	
5.3.2	Panels and wireways capacity and condition.	5		Panels have 40% spare capacity and appear to be in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	5		General wiring appears to be in good condition.	
5.3.5	Motor controls.	5		Magnetic starters appear to be in good condition.	
Other		N/A		N/A	

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).	5		Lighting system retrofitted. Light levels are good. Classroom: 650 lux Library: 450 lux Gym: 300 lux Admin: 500 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		Ballasts are new.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		Honeywell did energy retrofit. Applied to lighting and HVAC.	
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Old telephone system in good condition made by Electra Professional.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Old Intercom / PA System in good condition made by Rauland.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling used. Installation as per good Trade practice.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Installation as per good Trade practice. Surface mounted wiring in wire molds.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Appear to be in good condition.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Computer panel needs surge protection. More dedicated outlets needed in classrooms. Total of 40 outlets.	\$2,500.00
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	5		Motion detectors and door contacts, in good condition.	
5.6.3	Master clock system (if applicable).	N/A		N/A	
Other		N/A		N/A	
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$37,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		NONE AT THIS SITE	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ -

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	70.78	778.5	11	80.0	880.0	-101.5	This school is rated as 375 Total Capacity with exemptions totalling 55. Our calculations ignore the exemptions. Classroom size shown is an average area.
7.2	Science Rooms/Labs	1		92.9	1	95.0	95.0	-2.1	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	98.37	295.1	1 2	130.0 90.0	310.0	-14.9	
7.4	Gymnasium (incl. gym storage)	1		449.8	1 1	430.0 43.0	473.0	-23.2	
7.5	Library/Resource Areas	1		112.8	1		170.0	-57.2	
7.6	Administration/Staff, Physical Education, Storage Areas			380.3			384.5	-4.2	Mechanical area includes estimated area for a furnace room added as part of an addition that wasn't shown on the Key Plans. Storage area includes estimated area for a storage room added as part of an addition that wasn't shown on the Key Plans.
7.7	CTS Areas								
	7.7.1 Business Education			0.0					
	7.7.2 Home Economics			0.0					
	7.7.3 Industrial Arts			0.0					
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1052.3			848.4	204.0	
	Overall Space Adequacy Assessment			3161.8			3160.8	1.0	Key plan area doesn't match Utilization Report area. In addition, we have added the approximate area of a small addition (which was not shown on the key plans) to the Total Area.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE