

School Facility Evaluation Project
Part II - Physical Condition

School Name:	RYCROFT SCHOOL			School Code:	1304	
Location:	RYCROFT			Facility Code:	1837	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	K - IX			School Capacity:	270	
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	1958	1	1020.2	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing. Vertical metal clad exterior finish.	Roof top units supply heating and ventilation to east wing. Central furnaces supply heat for rest of 1958 building.	
Additions/ Expansions	1962 to 1966	1	41.2	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing. Vertical metal clad exterior finish.	Individual classroom furnaces.	
		1	520.7			
	1970	1	432.3	Slab on grade with masonry load bearing walls. Conventional built-up roofing on wood structure. Brick/metal clad façade.	Individual classroom furnaces.	
	1986	1	471.39	Same as Above.	Central furnaces.	
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1986	1	1978	All additions		Major Modernization
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1978	1	76.0	Free-standing, being used for yard storage.	Not Heated.	In very poor condition and should be demolished.
List of Reports/ Supplementary Information	Roof Inspection Report, August 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Partial Re-Roof Tender, May 1996. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report (Undated). Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, September 14, 1999. Titan Electric & Controls Ltd.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Install gravel to roadways/parking and new playground equipment as required. - Provide and install site fencing as required. - Paint misc. site accessories.	\$ 133,800.00
2	Building Exterior	- Repair roof and paint roof accessories as required. - Install new doors - paint and install hardware as required.	\$ 42,450.00
3	Building Interior	- Repair walls, ceilings and flooring as required. - Install new door hardware and whiteboards as required.	\$ 33,900.00
4	Mechanical Systems	- Requires backflow preventer on water service. - Furnaces for gym due for replacement. - Replace some urinals.	\$ 31,000.00
5	Electrical Systems	- Power system is in fair condition. - Lighting needs retrofit and Fire Alarm System needs upgrading to meet Code.	\$ 163,000.00
6	Portable Buildings	Poor condition. Demolish structure	\$ 20,000.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 118.2	
	7.2 Science Rooms/Labs	Deficiency -28.9	
	7.3 Ancillary Areas	Deficiency -116.1	
	7.4 Gymnasium	Surplus 119.8	
	7.5 Library/Resource Areas	Surplus 16.7	
	7.6 Administration/Staff Areas	Deficiency -107.4	
	7.7 CTS Areas	Deficiency -89.2	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 38.9	
	Overall School Conditions & Estim. Costs		\$ 424,150.00

School Facility Evaluation Project
Part II - Physical Condition

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	Old equipment and bases. Install new equipment as required.	\$ 100,000.00
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	Site fencing is required. Misc metals site accessories requires painting. Paint accessories as required. Provide and install site fencing.	\$ 20,800.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Drains away from building.	
1.1.7	Evidence of sub-soil problems.	3	Subsoil problems - signs of heaving and settling in areas exterior concrete pad has settled approx. 100mm. Floors have cracks. Refer to item 3.2.1	Refer to item 3.2.1
1.1.8	Safety and security concerns due to site conditions.	4	No concerns 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).	3	Pedestrian/ parking lot crossings are a concern. Install fencing as required to reduce conflicts.	Refer to item 1.1.5
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Gravel - surface in fair condition, puddling in areas. Top dress and grading as required.	\$ 5,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-road bus drop-off	
1.2.4	Fire vehicle access.	4	Yes - acceptable.	
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).	3	6 parking spaces are required.	\$ 6,000.00
1.3.2	Layout and safety of parking lots.	3	Refer to item 1.3.1	Refer to item 1.3.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - surface is rough in areas. Incorporate additional gravel and regrade as required. Refer to item 1.2.2	Refer to item 1.2.2
1.3.4	Layout and safety of sidewalks.	3	Concrete sidewalks - a pad at an entrance has dropped approx. 100mm. Provide and install new concrete pad as required.	\$ 2,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalks - good drainage.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Grade level access to school.	
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 133,800.00

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	ALL	Floor structures are in fair condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Wall structure and columns are in fair condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	Roof structures are in fair condition	
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 different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	ALL	As per roof report the existing roof areas should be repaired in areas and re-roofed. As per report repair areas, re-roof as required.	\$ 35,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Fair condition, roof accessories should be painted - Paint accessories as required.	\$ 1,200.00
2.2.3	Control of ice and snow falling from roof.	4	ALL	No concerns at time of survey.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		N/A	
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).	4	ALL	Concrete block/metal cladding is in fair condition. No concerns at time of survey.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	No concerns at time of survey.	
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 concerns at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No concerns at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	No concerns 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	New doors required at Main entry, paint is stained on other doors - repaint doors and frames as required. Install new Doors and electric door operator as required.	\$ 5,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Generally in fair condition. Sound and weatherstripping is required in areas.	\$ 750.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	Refer to Item 2.4.1	Refer to Item 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Windows throughout in fair condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Some hardware for windows is broken - repair and install new parts as required.	\$ 500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No concerns at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 42,450.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Generally in fair condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Flooring materials have cracks in the 1970 Addition. Install new flooring as required. Refer to item 3.2.8	Refer to item 3.2.8
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	In fair condition.	
3.2.2	Wall materials and finishes.	3	All	In fair condition. However, Some vinyl fabric has delaminated in various rooms. A Janitor's room is not fire rated. Upgrade janitor room, repair and repaint wall surfaces as required,	\$ 3,000.00
3.2.3	Ceiling materials and finishes.	3	All	Generally in fair condition. However, water stained tiles in various locations. Replace ceiling tiles as required.	\$ 800.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Doors and hardware are in fair condition. Re-keying is required for some doors. 2 door closers are required. Provide and install hardware and key as required.	\$ 1,000.00
3.2.5	Millwork	3	All	Adequate amount of millwork for the school programs and is in fair to good condition. Laminate edging is required in various rooms. Millwork locks are required in places. Repair countertops and install locks as required.	\$ 2,000.00
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, 3 classrooms require whiteboards.	\$ 1,600.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	No concerns at time of survey.	
3.2.8	Washroom materials and finishes.	3	ALL	Desco floor finishes (both boys and girls washrooms) - cracked, ceramic tile wall finishes and drywall ceiling are in fair condition. Replace floor finishes as required.	\$ 8,000.00
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	Combustible construction non-sprinklered building	
		3	ALL	Various opening through upper ceiling space partitions, numerous ceiling spaces have exposed wood framing. Existing rolling shutters in separations are metal but no label is visible. Some doors require closers. Install closers and upgrade upper ceiling spaces as required.	\$ 10,000.00
		4	ALL	Material are acceptable.	
		4	ALL	Acceptable	
		3	1982	Provide and install barrier free access door operator as required.	\$ 5,000.00
		F.I.	ALL	Information not available.	
		3	ALL	Recess protruding electrical items in the gym. Air quality is of concern. Further investigation is required.	\$ 2,500.00
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 33,900.00

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	Surface drainage.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	ALL	Hose bibs.	
	4.1.3 Outside storage tanks.	N/A		N/A	
	Other	N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		Fire Hydrant.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A	ALL	Local fire truck.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	Hand extinguishers throughout the building.	
	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	Municipal water system. Adequate pressure and volume.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	ALL	No backflow prevention for water system.	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Piping in good condition, no problems reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	Fixtures replaced as required. Some urinals should be replaced.	\$ 5,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1986	One domestic hot water heater c/w recirculation for facility - 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.	
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).	3	1958 1966 1970 1986	Heating and Ventilation System in the facility is a forced air system comprising the following equipment. Three roof top units installed during the 1986 modernization plus two furnaces. Seven furnaces, in good condition. Three furnaces, in good condition. Three furnaces for Gym which are due for replacement.	\$ 24,000.00
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Electric thermostats - some programmable.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	F.I.	ALL	New furnaces require less combustion air, therefore Maintenance Personnel have obstructed the combustion air, in some cases due to lack of cold air trap. This may be subject to further investigation.	
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	ALL	Filters changed regularly.	
4.4.7	Heating humidification systems and components.	N/A		No humidification systems in this school.	

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	ALL	Ductwork in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	Good.	
4.4.10	Heat exchangers.	4	ALL	Generally in good condition, although some furnaces are scheduled for replacement. See Item 4.4.1.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	ALL	Some furnaces have a fresh air control damper modulating to a mixed air temperature. If the damper minimum is set too low, it could cause the "Air Quality" problem described in Item 4.5.2.	
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.	N/A		N/A	
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.	3		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. Library -----700 PPM Classroom 48 (123) -----2200 PPM Results: There is concern over the amount of outside air. The reading in Classroom 48 is double that recommended by ASHRAE. See Item 4.4.12	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		See Item 4.5.2.	
4.5.4	Exhaust systems capacity and condition.	4	ALL	Washroom exhaust is good.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Separation is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1966	Dark Room exhaust is in good condition.	
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).	N/A		N/A	
4.5.8	Air filtration systems and filters.	N/A		N/A	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		N/A	
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		Electrical thermostat controls.	
Overall Mech Systems Condition & Estim. Costs					\$ 31,000.00

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		400 Amp, 120/240 V single phase service system in fair shape. Space left in main bus.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		Exterior lighting is adequate. HID and street lights cover all exists.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		Separately powered with its own meter. 10 outlets, rail mounted installed.	
	Other	N/A		N/A	
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		Fire Alarm System by Edwards 1527. Needs to be upgraded to meet Code.	\$45,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Battery Packs c/w lighting heads used at all hallways.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		Exit signage installed at exits. Retrofitted with LED lights.	
	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		Not installed on main power service.	
5.3.2	Panels and wireways capacity and condition.	4		Panels are in good condition. Have 20% spare capacity on them.	
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		Wiring is in good condition. Installed as per good Trade practice.	
5.3.5	Motor controls.	5		Magnetic starters and disconnects are 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).	4		Interior lighting is original - in good condition. Light levels are within standard. Two level line switching used. Classrooms: 700 lux Library: 450 lux Gym: 350 lux Comp. Room: 500 lux Admin: 650 lux Hallways: 300 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	1		Old ballasts need replacement.	See Item 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	1		No energy program in place. Retrofit lighting system with new T8 lamps and electronic ballasts. HVAC could also be modified and retrofitted.	\$118,000.00
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).	5		Existing system by Northern Telecom. Appears to be in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		Existing Intercom by Rauland. System is old but still functional.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling used in the classrooms and computer lab.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cabling installed in wire molds and conduit as per good Trade practice.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Installed in well ventilated areas and secured,	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5		Computers and network equipment wired form dedicated outlets.	
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		By Napco Controller c/w motion detectors and door contacts.	
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					\$163,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		Free standing, being used for yard storage. Poor condition.	
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.	2	Not heated.	See Item 6.1.11
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.	2	Poor condition. Portable is free standing structure and is used for storage.	See Item 6.1.11
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	This structure is in poor condition and should be demolished. Demolish.	\$ 20,000.00
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$ 20,000.00

School Facility Evaluation Project
Part II - Physical Condition

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	86.37	518.2	5	80.0	400.0	118.2	Calculations for a new facility are based on a mixture of Elementary and Junior High students. This school is rated as 270 Total Capacity (including 20 in Home Ec.) with exemptions totalling 15. Our calculations ignore the exemptions. Classroom size shown is an average area. It includes 1 SED that isn't capacity rated.
7.2	Science Rooms/Labs	1		91.1	1	120.0	120.0	-28.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	96.95	193.9	1 2	130.0 90.0	310.0	-116.1	
7.4	Gymnasium (incl. gym storage)	1		394.8	1 1	250.0 25.0	275.0	119.8	
7.5	Library/Resource Areas	1		146.7	1		130.0	16.7	
7.6	Administration/Staff, Physical Education, Storage Areas			286.9			394.3	-107.4	
7.7	CTS Areas								
	7.7.1 Business Education	1		75.4	1		115.0	-39.6	
	7.7.2 Home Economics	1		110.4	1		160.0	-49.6	Home Economics is serving as a Grade 8 & 9 CR.
	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)			668.4			629.5	38.9	
	Overall Space Adequacy Assessment			2485.8			2533.8	-48.0	Total Area excludes a free standing portable used for yard storage.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE