

School Name:	SEXSMITH ELEMENTARY SCHOOL				School Code:	1112
Location:	SEXSMITH				Facility Code:	1827
Region:	NORTH				Superintendent:	Mr. Gerald Mazer
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33				Contact Person:	
					Telephone:	(780) 532-8133
Grades:	K - VI				School Capacity:	475
Building Section	Year of Compl.	No. of Floors	Gross Bldg Area (sq.)	Type of Construction (i.e., structure, roof, cladding)	Description of Mechanical Systems (incl. major upgrades)	Comments/Notes
Original Building	1979	1	2132.6	Slab on grade with masonry load bearing walls. Conventional built-up roofing on OWSJ structure. Metal clad and brick façade.	Hot Water Heating System Central Air handling Units.	
Additions/ Expansions	1989	1	816.7	Wood frame construction over Crawlspace. Metal deck and OWSJ roof structure with conventional built-up roofing. Metal clad and stucco façade.	Central Air handling Unit with Reheat.	
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1989		213.2			Minor.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	409.5	Wood frame construction over Crawlspace. Wood frame roof structure with BUR roofing system. Metal clad and stucco façade.	Change Air Unit with on/off gas valve in each portable.	
	1989 bought in 1996	1	107.02	Wood frame construction over Crawlspace. Wood frame roof structure with EPDM roofing system. Metal clad façade.	Intertherm Furnace c/w cooling coil and condensing unit on roof.	Discrepancy in areas between the Standard Assessment and Utilization Report and the supplied owners small scale plans.
List of Reports/ Supplementary Information	Air and Water Balance Report, February 1991. Thermo Mechanical Services Ltd. Roof Inspection Report, August 1995. 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 7, 1999. Titan Electric & Controls Ltd.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Excessive ground water/drainage problems, and requires additional parking and sidewalks. - Requires playground equipment and school sign. - Paint miscellaneous site accessories	\$ 194,600.00
2	Building Exterior	- Roofing repairs and painting is required. - Metal cladding fascia is being installed. - Paint doors and frames.	\$ 42,500.00
3	Building Interior	- Floor finishes as required. - Patch conduit penetrations paint walls and ceiling tiles as required. - Basketball backstops, and door hardware required.	\$ 43,000.00
4	Mechanical Systems	- May need some extinguishers in portables. - No backflow preventer on main water connection. - Hallway between 1979 building and 1980 portables should be studied for cold air drafting. - Washroom exhaust should be fixed.	\$ 3,400.00
5	Electrical Systems	- Power distribution system at capacity. - Lighting is adequate. - Life safety system needs upgrade.	\$ 50,000.00
6	Portable Buildings	<u>Electrical</u> : Lighting in 1980 Portable needs upgrade. <u>Architectural</u> : Millwork repairs and whiteboards required. Frost movement occurs. <u>Mechanical</u> : No apparent problems at time of survey.	\$ 5,620.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 197.3 Deficiency -23.0 (portable)	
	7.2 Science Rooms/Labs	Deficiency -194.7	
	7.3 Ancillary Areas	Deficiency -126.2	
	7.4 Gymnasium	Deficiency -16.8	
	7.5 Library/Resource Areas	Deficiency -91.2	
	7.6 Administration/Staff Areas	Deficiency -212.1	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 56.6	
	Overall School Conditions & Estim. Costs		\$ 339,120.00

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	Additional playground equipment and bases required. Provide and install Playground equipment as required.	\$ 30,000.00
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 require to be painted - paint as required.	\$ 600.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Drains towards building. Puddling in areas, requires additional topsoil and re-grading. Add topsoil and re-grade as required.	\$ 20,000.00
1.1.7	Evidence of sub-soil problems.	3	Excessive movement has been evident in all structures on this site due to ground water. Provide and install a pump dewatering system as required.	\$ 50,000.00
1.1.8	Safety and security concerns due to site conditions.	3	Locations of roof drain outfalls create slippery playground areas. Re-direct roof drain water as required.	\$ 10,000.00
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	Parents drive too close to the school. Provide and install sign and barriers restricting traffic as required.	\$ 2,500.00
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt surface - puddling. Resurface asphalt roadways as required.	\$ 20,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On-site bus drop-off. Asphalt surface - refer to item 1.2.2	Refer to item 1.2.2.
1.2.4	Fire vehicle access.	3	Asphalt/gravel surface - refer to item 1.2.2	Refer to item 1.2.2.
1.2.5	Signage.	3	None. Provide and install a School Sign.	\$ 6,500.00
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	Insufficient numbers of parking spaces, requires an additional 30 spaces. Provide and install parking as required.	\$ 45,000.00
1.3.2	Layout and safety of parking lots.	3	Refer to item 1.2.1	Refer to item 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surface - puddling. Refer to item 1.2.2	Refer to item 1.2.2.
1.3.4	Layout and safety of sidewalks.	3	Limited amount of sidewalks, slopes towards building. Construct new sidewalks as required.	\$ 10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks - refer to item 1.3.4	Refer to 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	4	Acceptable barrier free access	
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 194,600.00

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	Structural concrete floors appear acceptable.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Upgrading of the walls have been undertaken in 1999.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	Roof structure appears acceptable.	
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	1979 1989	Roof report indicates some repairs are required to the 1979 and the 1989 structures. Repair roofs as required.	\$ 36,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Misc. metal and chimneys, etc. require to be repainted. Rainwater leaders require to be extended. Concrete splashpads are required in some areas. Provide and install splashpads, extend rainwater leaders and repaint as required.	\$ 2,500.00
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).	4	1989	No concerns at time of survey.	
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	Stucco finish is damaged in area. Exterior of School is currently being renovated.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	Exterior of School is currently being renovated.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	1979	Problem is evident at north wall (room 127) at intersection of floor slab and exterior wall - settlement or uplift of upwards of 30mm is visible. Further investigation (i.e. a report) should be undertaken to determine the Structural impact of such movement.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	ALL	Too much ground water and roof drain water. Refer to item 1.1.7	Refer to item 1.1.7
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	Door paint is stained and requires to be painted. Paint as required.	\$ 2,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Exterior doors require addition weatherstripping and adjustments. Install hardware and adjust doors as required.	\$ 2,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	ALL	No evidence of problems at time of survey.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	No evidence of problems at time of survey.	
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					\$ 42,500.00

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).	3	ALL	Floor heave and settle as the seasons change. Refer to item 1.1.7	Refer item 1.1.7
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1979 1989	Carpeted floor areas are worn. Provide and install carpet in 6 classrooms as required. Vinyl composite floor in areas are damaged. Provide and install flooring as required.	\$ 25,000.00
3.2.2	Wall materials and finishes.	3	1979 1989	Painted concrete block walls in fair condition at time of survey. Some walls require paint. Paint interior walls as required.	\$ 1,500.00
3.2.3	Ceiling materials and finishes.	3	ALL	Acoustic tile ceilings and drywall ceiling in fair condition. Some ceiling tiles are water stained. Replace ceiling tiles as required.	\$ 500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	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).	4	ALL	Chalkboards and tackboards are generally in fair condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1979	2 basketball backstops and motorized operators are required. Supply and install equipment as required.	\$ 9,000.00
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	Combustible, non sprinklered.	
		3	ALL	Patching and sealant is required in area where pipes and conduits penetrate walls. Seal all penetrations through fire rated partitions.	\$ 1,000.00
		4	ALL	Painted concrete block walls in fair condition at time of survey. Painted drywall partitions in fair condition at time of survey.	
		4	ALL	Acceptable	
		3	1979	Supply and install new hardware to accommodate barrier free access.	\$ 5,000.00
		F.I.	1979	Information not available.	
		F.I.	ALL	Air quality	
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 43,000.00

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	ALL	Surface drainage. No Municipal system.	
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	ALL	Fire hydrant on street south of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1979-1989 1980	Hand extinguishers throughout. May need some extinguishers in the portables.	\$ 400.00
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 supply. Adequate water 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	1979 1989	North Boiler has a double check valve. Reduced pressure valve on south addition Boiler. No backflow preventer on main water connection.	\$ 2,000.00
4.3.4	Piping and fittings.	4	ALL	Good.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	ALL	Good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	ALL	2 year old water heater in excellent condition. Aging hot water storage tank.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	Municipal sewage system. 2 water collecting sumps under building with float controlled pumps. Water is pumped through check valve to sanitary system. Rain water leaders were plugged with ice around building at time of site visit.	
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).	4	1979	Two Raypack Boilers generate hot water for the original building's perimeter heating and reheat coils in ductwork.	
			1989	Two Weil McLain Boilers generate hot water for the heating coil of the AHU and the reheat coils in ductwork.	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Pneumatic devices with DDC Controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	ALL	Good.	
4.4.4	Treatment of water used in heating systems.	4	ALL	Aquaguard Water treatment added when indicated from water testing.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	ALL	Good.	
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 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	Hot water heating distribution system and pumps are in good condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	Good.	
4.4.10	Heat exchangers.	4	ALL	Good.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	ALL	Dampers and linkages are good.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	F.I.	ALL	Hallway between 1979 Building and 1980 Portables gets cold when doors at either end of the Hallway are open despite force flow heating. Situation requires Further Investigation.	
4.4.13	Zone/unit heaters and controls.	4	ALL	Hydronic Force Flows at all entrances controlled by electronic 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	1979	One supply and return fan set for the Gym and one set for the rest of the original building. Both sets have fresh air and return air mixing boxes, filters and heating coil.	
			1989	One central air handling unit c/w fresh air and return air mixing boxes, and filters for the new addition.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	ALL	Unknown but appeared to be adequate.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	ALL	Unknown but appeared to be adequate.	
4.5.4	Exhaust systems capacity and condition.	3	1979	1 Washroom Exhaust is not operating; to be fixed.	\$ 1,000.00
			1989	Good.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	ALL	Crawl space exhaust system installed by maintenance personnel to keep crawl space dry.	
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	ALL	See Item 4.5.1	
4.5.8	Air filtration systems and filters.	5	ALL	Filters changed regularly.	
4.5.9	Humidification system and components.	N/A		No humidification in this school.	
4.5.10	Heat exchangers.	5	ALL	Good.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	ALL	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	ALL	DDC Control system installed c/w night setback; occupied/ unoccupied scheduling; boiler temperature reset based on outside temperature.	
Overall Mech Systems Condition & Estim. Costs					\$ 3,400.00

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.1	Site Services			
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	Underground 600 Amp 120/208V three phase service. Main bus has six spaces left. System at capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	HID lighting used around building. Lighting is adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	9 car plug-in, rail mounted c/w 18 ccts. No energy management controls present.	
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).	2	Fire Alarm System needs upgrade to Code. Edwards 6616 c/w 16 zone.	\$45,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Emergency Lighting Battery Packs are used. In good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Exit signage is adequate.	
Other		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 surge protection present.	
5.3.2	Panels and wireways capacity and condition.	4		Panels and wireways in good condition. Panels only have 5% capacity left.	
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.	4		Wiring is installed as per good Trade practices.	
5.3.5	Motor controls.	4		Magnetic starters 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		New lighting retrofit done by Honeywell. However, light levels are 10 - 20% below recommended. Classrooms: 400 lux Administration: 400 lux Gym: 420 lux Library: 350 lux Comp. Room: 350 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		All ballasts are new.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		HVAC was retrofitted by Siemens. Lighting by Honeywell.	
Other		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		Telephone System by Electra Telephone System. Towards end of its expected life.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		New Intercom System by Bogen Multicom - 2000 System.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Cat. 5 cable used for networking.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Cabling in computer lab is as per good Trade practices, however it is not well installed in various classrooms.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		No closet available. Equipment installed inside utility rooms.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	2		New panel needed to provide dedicated ccts to computer equipment	\$5,000.00
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 sensors and door contacts. Control panel by Napco Security System.	
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					\$50,000.00

Section 6	Portable Buildings - 1980	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Structures heave and settle as the seasons change. Refer to item 1.1.7	Refer to item 1.1.7
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No concerns at time of survey. Metal roofing is in fair condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No concerns at time of survey. Vertical metal cladding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No concerns at time of survey. PVC windows recently installed.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	No concerns at time of survey.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repairs required to millwork and countertops. Repair millwork as required.	\$ 1,500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	2 Chalkboards are damaged. Provide and install 2 chalkboards as required.	\$ 1,080.00
6.1.8	Heating system.	4	Change Air Units (x4) - On/Off control causes rooms to be cool. Electronic thermostat c/w setback control.	
6.1.9	Ventilation system.	4	See Item 6.1.8.	
6.1.10	Electrical, communication and data network systems.	3	Electrical panel needs door corels = \$1,500.00. Lighting levels are too low - 250 lux. Tied to main building life safety systems.	\$1,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Air Quality is a concern.	
6.1.12	Barrier-free access.	4	Acceptable - barrier free access through school.	
	Overall Portable Bldgs Condition & Estim Costs			\$4,080.00

Section 6	Portable Buildings - 1996	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Structures heave and settle as the seasons change. Refer to item 1.1.7	Refer to item 1.1.7
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No concerns at time of survey. EPDM roofing is in fair condition.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No concerns at time of survey. Vertical metal cladding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No concerns at time of survey.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	No concerns at time of survey.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repairs required to millwork and countertops. Repair millwork as required.	\$ 1,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Chalkboards are damaged. Provide and install chalkboards as required.	\$ 540.00
6.1.8	Heating system.	4	Intertherm furnace with registers around the perimeter c/w cooling coil and condensing unit of the roof.	
6.1.9	Ventilation system.	4	See item 6.1.8	
6.1.10	Electrical, communication and data network systems.	4	Light levels are at 450 lux. Power outlets appear adequate.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Air Quality is a concern.	
6.1.12	Barrier-free access.	4	Acceptable - barrier free access through school.	
	Overall Portable Bldgs Condition & Estim Costs			\$ 1,540.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10	75.7	757.3	7	80.0	560.0	197.3	Calculations for a new facility are based on the assumption that this is a core school. This school is rated as 475 Total Capacity with 350 in the core and 125 in portables. Exemptions total 90, but our calculations ignore the exemptions. Classroom size shown is an average area. It includes 2 RR and 1 SED that aren't capacity rated. 4 portables (net CR area 70.5 sq. m. each) 1 portable (Note: The net classroom area of this portable is estimated to be approximately 45 sq. m. The balance of this portable is subdivided into smaller rooms which, in our calculations have been included in Other Non-Instructional Space)
		5	65.4	327.0	5	70.0	350.0	-23.0	
7.2	Science Rooms/Labs	1		90.3	3	95.0	285.0	-194.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	91.3	273.8	1	130.0	400.0	-126.2	
					3	90.0			
7.4	Gymnasium (incl. gym storage)	1		456.2	1	430.0	473.0	-16.8	
					1	43.0			
7.5	Library/Resource Areas	1		148.8	1		240.0	-91.2	
7.6	Administration/Staff, Physical Education, Storage Areas			283.4			495.5	-212.1	
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)			1129.0			1072.5	56.6	"Other Instructional Area" calculations for Equivalent New facility employs standard formulas for core plus an allowance of 150 sq. m for the 5 portables.
	Overall Space Adequacy Assessment			3465.8			3876.0	-410.2	Key plan area doesn't match Utilization Report area.

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE