

School Facility Evaluation Project
Part II - Physical Condition

School Name:	TEEPEE CREEK SCHOOL			School Code:	1109	
Location:	TEEPEE CREEK			Facility Code:	1824	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	K - VIII			School Capacity:	125	
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	1955	1	512.8	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing.	Central gas fired furnaces supply heating and ventilation.	
Additions/ Expansions	1965	1	538.8	Wood frame construction over Crawlspace. Wood frame roof structure with conventional built-up roofing.	Central gas fired furnaces supply heating and ventilation.	
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	89.18	Wood frame construction over Crawlspace. Wood frame roof structure with metal roofing system.	Individual classroom forced air furnace.	
List of Reports/ Supplementary Information	Roof Inspection Report, August 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report, June 1998. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, August 30, 1999. Titan Electric & Controls Ltd.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Roadways/parking top dress and playground equipment and base to be upgraded. - Install new flag pole and paint misc. site accessories. - Incorporate a barrier free access ramp to building.	\$ 67,500.00
2	Building Exterior	- Install required door hardware/operator - paint doors and misc. metals as required.	\$ 9,200.00
3	Building Interior	- Upgrade basement and exit stair to current code standards. - Upgrade original existing flooring and ceiling finishes to current code standards. - Install new doors and screens as required by code. - Provide and install lockers, whiteboards, and gym acoustic treatment as required.	\$ 128,400.00
4	Mechanical Systems	- Basement mechanical room floor drain and sump should be replaced. - Exhaust hood required above kitchen stove. - Combustion duct modifications. - No fire dampers in furnace rooms. - Insufficient heating capacity and ventilation from furnaces. Additional capacity required.	\$ 58,800.00
5	Electrical Systems	- Main service requires upgrade. - Fire Alarm System requires upgrade. - Lighting is new.	\$ 30,000.00
6	Portable Buildings	<u>Architectural</u> : - Install new doors and hardware. - Upgrade wall finishes as required. - Install new millwork and chalkboards/tackboards as required. <u>Mechanical</u> : Furnace should be replaced and combustion air/fresh air should be investigated	\$ 17,200.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 161.2	
	7.2 Science Rooms/Labs	Deficiency -37.4	
	7.3 Ancillary Areas	Deficiency -220.00	
	7.4 Gymnasium	Deficiency -30.8	
	7.5 Library/Resource Areas	Deficiency -8.6	
	7.6 Administration/Staff Areas	Deficiency - 190.4	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency -49.4	
	Overall School Conditions & Estim. Costs		\$ 311,100.00

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	Existing is in fair condition. however, additional equipment is required. Install new playground equipment with proper bases.	\$ 50,000.00
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, but requires new flag pole. Supply and install flag pole.	\$ 2,500.00
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.	4	No evidence of subsoil problems at time of survey.	
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).	4	No concerns at time of survey.	
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 is gravel surfaced and in fair condition.	
1.2.4	Fire vehicle access.	4	Roadway along side of building.	
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 concerns at time of survey.	
1.3.2	Layout and safety of parking lots.	4	No concerns at time of survey.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - pot holes in areas. Incorporate additional gravel and re-grade as required.	\$ 8,000.00
1.3.4	Layout and safety of sidewalks.	4	No concerns at time of survey.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - no concerns at time of survey.	
1.3.6	Curb cuts and ramps for barrier free access.	3	All pedestrian entrances to this facility have steps, stairs have also been incorporated within the corridor. Provide and install an exterior barrier free access ramp and associated railings.	\$ 7,000.00
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 67,500.00

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).	4	ALL	Roofs are in fair condition	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Good condition - repaint as required.	\$ 1,000.00
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	The stucco finish and the metal infill sections are in fair condition.	
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	Paint is stained - repaint doors and frames as required.	\$ 1,600.00
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.	\$ 1,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1965	If ramp is incorporated at an entrance, provide and install barrier free door operator as required.	\$ 5,000.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	Alum. Windows 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 are broken - repair and install new parts as required.	\$ 600.00
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				\$ 9,200.00

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).	4	All	Generally in fair condition.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Generally in fair condition. However, approx. 25% of the area is original materials. Replace original materials with new finishes.	\$ 11,600.00
3.2.2	Wall materials and finishes.	3	All	Generally in main floor walls are in fair condition. Basement/stair walls ceilings and floors require to be upgraded to meet code requirements. Upgrade entire basement area as required, complete with appropriate access doors to crawlspaces.	\$ 39,800.00
3.2.3	Ceiling materials and finishes.	3	All	Generally in fair condition. However, ceiling is the original installed tile material fixed to wood joists. Should fire rated assembly be required, this material is to be removed and underside of structure be upgrade to current codes. Install new acoustic tile ceiling as required. Upgrade to current standards and replace original materials with new finishes.	\$ 31,600.00

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	5 doors are not labelled and require upgrading. Provide and install 2 new doors, complete with frames and hardware as required.	\$ 4,000.00
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, 3 classrooms require whiteboards. Provide and install as required. No student lockers exists. Provide and install lockers in corridor.	\$ 16,600.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1965	Acoustic treatment is required Gym. Provide and install acoustic treatment as required.	\$ 11,300.00
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile floor finishes, ceramic tile wall finishes and drywall ceiling are in fair 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 construction non-sprinklered building.	
		3	ALL	Upgrade upper wall glazed corridor/classroom windows with rated frames and wired glass. Install appropriate doors and frames to crawlspace compartments c/w hardware. Patch and seal all wall and ceiling penetrations between basement rooms and main floor as required.	\$ 7,500.00
		3	ALL	Refer to 3.2.2	Refer to Item 3.2.2.
		4	ALL	Acceptable.	
		3	1962	Refer to item 2.4.3 Provide and install interior corridor ramp and railings as required.	\$ 4,500.00
		F.I.	ALL	Hazardous materials may be on old steam piping and in some of the original flooring which is still in place.	
		3	All	Recess protruding electrical items in the gym. \$1,500.00. Air quality is of concern. Further investigation is required.	\$ 1,500.00
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 128,400.00

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		Surface drainage.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		N/A	
	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		Local fire truck.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	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	Water is from a well, pressure and volume are adequate.	
4.3.2	Water treatment system(s).	4	ALL	New reverse osmosis c/w ultraviolet and filtration system on drinking water only - drinking fountains and water spouts at sinks.	
4.3.3	Pumps and valves (including backflow prevention valves).	4	ALL	Well pump supplies hydropneumatic pressure tanks. Requirements for backflow prevention to be reviewed.	
4.3.4	Piping and fittings.	4	ALL	Copper supply and plastic drainage piping - in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	ALL	Good - replaced when necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	ALL	One hot water heater in Basement Mechanical Room with recirculation - in good condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	ALL	Municipal sanitary system. Sump for basement Mechanical Room is aging. Floor drain should be replaced.	\$ 2,000.00
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).	2	1955	Combination heating and ventilation system. Natural gas fired forced air heating system. Two furnaces in parallel serve entire 1955 section. Steam heating boiler was removed in 1993. There is not enough capacity in the furnaces to sufficiently heat and ventilate the classrooms. Owner has budgeted \$56,00.00 to bring system up to code.	\$ 56,000.00
			1965	Four furnaces, 2 for Gym, 1 for Library, 1 for Staff Room / Office.	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	Electric thermostats. DDC management for night setback.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1955	Adequate combustion air.	\$ 500.00
			1965	There is no combustion cold air trap on combustion air duct.	
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		Filters replaced 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	1955 1965	Ductwork distribution under floor in crawl space to grilles in floor.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1955	Ducting not insulated.	
4.4.10	Heat exchangers.	4	ALL	Heat exchangers for the furnaces 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		Electric unit heaters located at entrances.	
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		See Item 4.4.1.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Outside air unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air changes unknown.	
4.5.4	Exhaust systems capacity and condition.	4	1955	Washroom exhaust adequate.	
4.5.5	Separation of out flow from air intakes.	4	ALL	Separations adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1965	No hood exhaust above kitchen stove.	\$ 300.00
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).	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	ALL	DDC Controls for night setback.	
Overall Mech Systems Condition & Estim. Costs					\$ 58,800.00

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).	1	Main service is two 100 Amp 120/240 V single phase separately metered. System is obsolete and is not mounted securely. Recommend immediate upgrade.	\$ 10,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	5	Exterior lighting is adequate. Uses incandescent and HID lighting units.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	5	Total of 4 plug-ins, rail mounted c/w/ 8 ccts.	
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 System by Edwards 6604. Does not meet Code requirements, requires upgrade.	\$ 20,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	5	Emergency lighting is in good condition. Emergency Battery Packs installed throughout.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	5	Exit Signs installed at exits. Retrofitted with new LED lamps.	
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 protection installed.	
5.3.2	Panels and wireways capacity and condition.	4		Panels are old but still in fair shape. No spare 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		General wiring as per good Trade practice. Some wiring may be TW and requires replacement. Further investigation is needed.	
5.3.5	Motor controls.	5		Furnace disconnects are fairly new and 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 is new. Light levels are within guidelines. Classrooms: 600 lux Library: 600 lux Comp. Room: 550 lux Admin: 500 lux Mech. Room: 200 lux Hallway: 200 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 energy retrofit implemented. Applied to HVAC and lighting.	
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		Panther telephone system installed, in fair condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		AGT 5000 Intercom system installed, in fair condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling installed, in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cabling in conduit for surface mounted and free air in ceiling space. As per good Trade practice.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		Equipment installed in secure area with good ventilation.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Computers wired from local panel. No surge protection installed.	
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		Napco Security Panel 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					\$ 30,000.00

Section 6	Portable Buildings - South Portable	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).	4	No concerns at time of survey.	
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.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	2 interior doors frames and hardware are required. Provide and install as required.	\$ 2,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Walls in portable are finished (original material) with thin wood panelling . Replace original material with new finishes.	\$ 3,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Repairs required to millwork and countertops. Repairs as required.	\$ 1,600.00
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.	\$ 600.00
6.1.8	Heating system.	2	Aging forced air furnace seems to pull combustion air from crawlspace. Has an electric thermostat. Furnace s/b replaced, combustion and fresh air intake should be reviewed. No fire dampers in ductwork.	\$ 10,000.00
6.1.9	Ventilation system.	2	See Item 6.1.8.	Refer to Item 6.1.8
6.1.10	Electrical, communication and data network systems.	4	There were no apparent problems at time of survey.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Air Quality	Refer to Item 6.1.8
6.1.12	Barrier-free access.	F.I.	Refer to 1.3.6	
	Overall Portable Bldgs Condition & Estim Costs			\$ 17,200.00

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	4	80.3	321.2	2	80.0	160.0	161.2	Calculations for a new facility are based on a mixture of Elementary and Junior High students. This school is rated as 125 Total Capacity with exemptions totalling 15. Our calculations ignore the exemptions. Classroom size shown is an average area.
7.2	Science Rooms/Labs	1	Portable	82.6	1	120.0	120.0	-37.4	1 portable not shown on existing key plans, but is shown on Utilization report. Net area is estimated.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	0		0.0	1	130.0	220.0	-220.0	
7.4	Gymnasium (incl. gym storage)	1		244.2	1	250.0	275.0	-30.8	
7.5	Library/Resource Areas	1		71.4	1		80.0	-8.6	Area of library is estimated. A former CR was subdivided into a library and a kitchen.
7.6	Administration/Staff, Physical Education, Storage Areas			109.5			299.9	-190.4	One storage room of 17.7 sq. m is being used as a computer room.
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)			311.9			361.4	-49.4	A small stage (27.5 sq. m) adjoining the gym has been included in "Non-Instructional Area" calculations for the existing school.
	Overall Space Adequacy Assessment			1140.8			1516.3	-375.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE