

School Name:	WEMBLEY ELEMENTARY SCHOOL				School Code:	1113
Location:	WEMBLEY				Facility Code:	1828
Region:	NORTH				Superintendent:	Mr. Gerald Mazer
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33				Contact Person:	
					Telephone:	(780) 532-8133
Grades:	K - IV				School Capacity:	250
<b>Building Section</b>	<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
Original Building	1982	1	2157.64	Structural floor slab with masonry load bearing walls. Combination built-up roofing and inverted roofing system on metal deck and OWSJ structure . Painted concrete block façade.	Hot water heating system; central air handling units.	
Additions/ Expansions						
					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)	1997	1	104.23	Wood frame construction over Crawlspace. Wood frame roof structure with metal roofing system. Metal clad façade.	Forced air furnace with hot water coil.	
List of Reports/ Supplementary Information	Air Balance Report, February 1984. Energy Interface. Roof Inspection Report, 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report, June 1997. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, August 25, 1999. Titan Electric & Controls Ltd.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- New sidewalks as required. - Grading, topsoil and sod is required in areas. - Paint misc. site accessories as required.	\$ 21,600.00
2	Building Exterior	- Paint entire exterior face of building. - Roof repairs and drywall ceiling repairs as required. - Provide flashings at exposed waterproofing membrane at base of building. - Install door hardware as required.	\$ 50,000.00
3	Building Interior	- Barrier free hardware is required. - Install new flooring as required. - Caulk and paint walls as required.	\$ 56,500.00
4	Mechanical Systems	- No backflow preventer on main water service.	\$ 2,000.00
5	Electrical Systems	- Power and lighting are adequate. - Fire Alarm System needs upgrade. - More outlets are needed in classrooms.	\$ 47,000.00
6	Portable Buildings	<u>Electrical:</u> Exit Signs Required = \$500.00 <u>Architectural:</u> Construct new wall - eliminate dead end corridor = \$3,500.00 <u>Mechanical:</u> No apparent problems at time of survey.	\$ 4,000.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 19.2 (portable) Surplus 82.5	
	7.2 Science Rooms/Labs	Deficiency -98.9	
	7.3 Ancillary Areas	Deficiency -119.6	
	7.4 Gymnasium	Deficiency -23.9	
	7.5 Library/Resource Areas	Deficiency -35.1	
	7.6 Administration/Staff Areas	Deficiency -104.2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency -65.7	
	Overall School Conditions & Estim. Costs		\$ 181,100.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
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.	4	New playground equipment and bases.	
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. <b>Misc. metals on site requires to be painted-paint as required.</b>	\$ 600.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Drains away from building. Puddling in areas, <b>requires additional topsoil and re-grading.</b>	\$ 15,000.00
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	Asphalt surface in fair condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site bus drop-off. Asphalt surface in fair condition.	
1.2.4	Fire vehicle access.	4	Asphalt surface in fair condition.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
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	Asphalt surface in fair condition. No evidence of problems at time of survey.	
1.3.4	Layout and safety of sidewalks.	3	Limited amount of sidewalks. <b>Construct new sidewalks as required.</b>	\$ 6,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	<b>Concrete sidewalks - Refer to 1.3.4</b>	Refer to 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	4	Acceptable barrier free access	
Other		N/A		
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$ 21,600.00

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	1983	Structural concrete floors appear acceptable.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	3	1983	Exterior face of concrete block walls are stained and requires to be painted.	\$ 30,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1983	Roof structure is in good condition.	
Other		N/A		N/A	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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	1983	Roof Report indicates some minor slippage of floodcat on the sloped BUR area. Also we noticed, the pavers (ballast) at the perimeters of the inverted roofing have deteriorated and should be replaced. <b>Provide and install new pavers to inverted roof areas.</b>	\$ 7,500.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1983	Misc. metal and chimneys, etc. requires to be repainted. Rainwater drainage channels require to be extended and painted. Concrete splashpads are required in some areas. <b>Provide and install splashpads, extend rainwater drainage channels and paint as required.</b>	\$ 2,000.00
2.2.3	Control of ice and snow falling from roof.	4	1983	No problems were sited	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3		Skylight show evidence of having leaked. Problem may have been repaired? <b>Repair drywall as required and paint associated area.</b>	\$ 1,000.00
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 painted. <b>Refer to item 2.1.2</b>	Refer to item 2.1.2
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1983	Areas requires paint. Paint as required. <b>Refer to item 2.1.2</b>	Refer to item 2.1.2
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	1983	No evidence of problems at time of survey.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	1983	The roof drainage and the water running down the faces of the walls have eroded the berms exposing approximately 200mm of waterproofing membrane around the entire perimeter of building. This condition may, if not rectified, allow water to infiltrate into the wall system or the crawlspace. <b>Provide and install additional flashings if required, topsoil and sod to protect the waterproofing membrane.</b>	\$ 8,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1983	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	1983	Paint on door is stained and requires to be painted . Refer to 2.1.2	Refer to 2.1.2
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1983	Exterior doors require additional weatherstripping and door adjustments	\$ 1,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1983	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					\$ 50,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	ALL	No evidence of problems at time of survey. <b>Some caulking is required at intersections of masonry walls.</b>	\$ 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	1983	Carpeted floor areas are worn. <b>Provide and install carpet as required</b>	\$ 48,000.00
3.2.2	Wall materials and finishes.	3	1983	Concrete block walls in fair condition at time of survey. Some walls require paint. <b>Paint interior walls as required.</b>	\$ 2,500.00
3.2.3	Ceiling materials and finishes.	4	1983	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	1983	Fair condition.	
3.2.5	Millwork	4	1983	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	1983	Chalkboards and tackboards are generally in fair condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1983	Adequate for the current school programs and is in fair to good condition.	
3.2.8	Washroom materials and finishes.	4	1983	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	<b>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</b>  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	1983	Non-combustible, non sprinklered.	
		4	1983	Acceptable at time of survey.	
		4	1983	Painted concrete block walls in fair condition at time of survey.	
		4	1983	Acceptable	
		3	1983	<b>Supply and install new hardware to accommodate barrier free access.</b>	\$ 5,000.00
		4	1983	Information was not available.	
		4	1983	Acceptable at time of survey.	
		N/A		N/A	
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				\$ 56,500.00

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	1982	Surface drainage; no municipal system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1982	Hose bibs.	
4.1.3	Outside storage tanks.	N/A		None.	
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		None.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1982	Wall mounted fire extinguishers throughout the School.	
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; pressure is adequate.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1982	Make-up hot water heater system has a double check valve backflow preventor. <b>No backflow preventor on main water system.</b>	\$ 2,000.00
4.3.4	Piping and fittings.	4	1982	Good.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1982	Good. Bradley wash fountains; flush tank WC's and urinals; stainless steel drinking fountains in corridor and handicapped accessible.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1982	<b>Water heater leaking slightly.</b> Existing system oversized for present school needs as showers are not used. One hot water heater c/w storage tank and recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1982	Roof drainage to grade. <b>Ends of RWL freeze and plug.</b> Municipal sanitary drainage 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).	4	1982	Two 18 year old steel tube Cleaver Brooks boilers generating hot water heating for perimeter baseboard radiation, reheat coils in ductwork and force flows at entrances.	
4.4.2	Heating controls (including use of current energy management technology).	4	1982	Heating controls connected to a DDC system (Honeywell Walker Csoft) tied into the original pneumatic system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1982	Good.	
4.4.4	Treatment of water used in heating systems.	4	1982	Good.	
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	1982	Good.	
4.4.7	Heating humidification systems and components.	N/A		No humidification system.	



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	1982	Hot water heating distribution system is in good condition. Parallel pumps repaired as necessary.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1982	Good Condition.	
4.4.10	Heat exchangers.	4	1982	Good Condition with no reported problems.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1982	Good Condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1982	Good.	
4.4.13	Zone/unit heaters and controls.	4	1982	Individual classroom zone control.	
Other		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	1982	One central air handling unit for the school and a separate heating and ventilation unit for the Gym c/w fresh air and return air mixing box, filters, supply fan, heating coil on gym unit. Both are in good condition.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1982	Adequate.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1982	Adequate 4-6 air changes.	
4.5.4	Exhaust systems capacity and condition.	4	1982	Good.	
4.5.5	Separation of out flow from air intakes.	4	1982	Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1982	Some temperature control issues with respect to zoning in Room 111 which has been converted to a Computer Lab.	
Other		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	DDC Control System installed.	
4.5.8	Air filtration systems and filters.	4	1982	Good.	
4.5.9	Humidification system and components.	N/A		None.	
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).	4	1982	Good. No reported problems, System has recently been re-balanced c/w new balancing dampers installed.	
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	1982	DDC Control System installed (Honeywell Walker Csoft) with energy control features: occupied/unoccupied motion sensors, night setback, indoor-outdoor control, time clock, space sensors, remote monitoring, hot water heating temperature control.	
Overall Mech Systems Condition & Estim. Costs					\$ 2,000.00

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 600 Amp, 120/208 V 3 phase padmount transformer. Main panel has 50% spare capacity. Panel is in good condition and capacity.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		HID lighting used around the building. Light levels are adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		7 posts c/w 14 ccts are installed. Controlled by temperature and time clock override.	
	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).	2		Fire Alarm System has not been upgraded since the school was built. Fire Alarm system is showing signs of age and needs upgrading.	\$45,000.00
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Battery Packs used. Appear to be in good condition.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		Exit Signs are retrofitted with LED lighting. Appears 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		Not installed.	
5.3.2	Panels and wireways capacity and condition.	5		Panels are in good condition with 30% spare capacity left in the system.	
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 appears adequate.	
5.3.5	Motor controls.	5		Starters are in good condition. Controlled by Energy Management System.	
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 by Honeywell. Light levels are 30% higher than average. Low voltage controls are used for switching.  Classrooms: 700 - 900 lux Library: 500 lux Gym: 500 lux Comp. Room: 700 lux Admin: 700 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		All ballasts have been replaced with new electronic ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		Honeywell implemented energy program for 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).	4		System by Talkon. System is old but operational.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom system by Rauland. Original system is old but operational.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network in classroom is on its own Hub. <b>No spare capacity.</b>	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cabling free air in ceiling space. Mechanically protected on wall drops.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Equipment not enclosed. Appears alright.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		No dedicated receptacles but circuit loads are adequate. Need more outlets in classrooms.	\$2,000.00
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 detectors and door contacts appear to be adequate.	
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					\$47,000.00

Section 6	Portable Buildings - 1997	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).	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).	4	Repairs required to millwork and countertops. Repairs as required.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards are damaged. Provide and install chalkboards as required.	
6.1.8	Heating system.	4	Forced air furnace with hot water coil and cast iron HWH force flow for corridor baseboard heating tied into the central heating system.	
6.1.9	Ventilation system.	4	Furnace with fresh air intake and energy saving controls.	
6.1.10	Electrical, communication and data network systems.	3	Electrical in good condition. Lighting level good at 600 lux. <b>Exit Sign required at exit door.</b>	\$ 500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Location of wall constructed (for storage) in linking corridor has created a dead end corridor condition that exceed the code's allowable distance. <b>Create a new room complete with door within the link to reduce the distance to the exit door as</b>	\$ 3,500.00
6.1.12	Barrier-free access.	4	Access is available through main school building.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$4,000.00</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	1	Portable	89.2	1	70.0	70.0	19.2	This is a core school rated as 225 plus 1 portable (currently) for a Total Capacity of 250. Classroom size shown is an average area.
		6	67.09	402.5	4	80.0	320.0	82.5	
7.2	Science Rooms/Labs	1		91.1	2	95	190.0	-98.9	In accordance with the standards, our calculations for an Equivalent New Facility provide for 2 science rooms; it should be noted, however, that this school is presently K-4 only, in which case 1 science room is probably sufficient.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	95.22	190.4	1	130.0	310.0	-119.6	
					2	90.0			
7.4	Gymnasium (incl. gym storage)	1		449.1	1	430.0	473.0	-23.9	
					1	43.0			
7.5	Library/Resource Areas	1		134.9	1		170.0	-35.1	
7.6	Administration/Staff, Physical Education, Storage Areas			264.0			368.2	-104.2	
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)			640.7			706.3	-65.7	*Other Instructional Area* calculations for Equivalent New facility employs standard formulas for core plus an allowance of 30 sq. m for the single portable.
	<b>Overall Space Adequacy Assessment</b>			2261.9			2607.5	-345.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE