

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School _____
Date _____

School Name:	BALMORAL BUNGALOW ELEMENTARY			School Code:	9601	
Location:	220 - 16th Ave. N.W. Calgary			Facility Code:	1589	
Region:	SOUTH			Superintendent:	DR. DONNA MICHAELS	
Jurisdiction:	CALGARY SCHOOL DISTRICT No. 19			Contact Person:	MS. LEANNE SOLIGTO	
				Telephone:	(403) 214-1123	
Grades:	K - 6			School Capacity:	100	
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	1913	1	529.7	STUCCO OVER PARGED FDN.; PITCHED ASPHALT SHINGLES & FLAT ROOF	FURNACE FORCE AIR SYSTEM. TOTAL OF SEVEN FURNACES. TWO FOR BASEMENT, FOUR TO HANDLE MAIN FLOOR AND ONE TO HANDLE ATTIC AREA.	LEASED TO WEBER ACADEMY
Additions/ Expansions	N/A		TOTAL 529.7			NOTE: TWO SCHOOLS ON THIS SITE - SEE ALSO SEPARATE REPORT FOR BALMORAL JR. HIGH.
					Evaluator's Name:	WINSTON DZIVER
					& Company:	GOWLING AND GIBB ARCHITECTS

Upgrading/ Modernization (identify whether minor or major)	1913	1	ALL	SAME	SAME	MINOR - SUSP. ACOUSTIC CEILINGS IN
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					NONE ON THIS SITE.
List of Reports/ Supplementary Information	ROOFING INSPECTION REPORT NOT PREPARED. AUTHORITY HAVING JURISDICTION REPORT(S) NOT PREPARED. HAZARDOUS MATERIALS AUDIT NOT ON SITE. AVAILABILITY NOT CONFIRMED.					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Repair and overlay pave at building perimeter and play area; replace entry sidewalk and steps.	\$12,300
2	Building Exterior	Paint soffits, replace exteriors and windows	\$79,950
3	Building Interior	Replace flooring, repair/paint plaster, replace doors, millwork and black/tackboards, renovate washrooms.	\$152,050
4	Mechanical Systems	Replace incoming water service. Install backflow prevention valves. Replace hot water heater. Replace drainage piping. Replace heating system with new furnaces and ductwork distribution. Install new controls with energy management technology	\$114,691
5	Electrical Systems	Upgrade main service. Upgrade exterior light. Upgrade fire safety systems including fire alarm, exit and emergency lighting. Replace electrical panels. Install additional convenience outlets. New light fixtures with T-8 and electronic ballasts are required. No surge protection on power. No computer network system.	\$74,388
6	Portable Buildings	N/A	\$0
7	Space Adequacy:		
	7.1 Classrooms	A surplus of 44.0 m2	
	7.2 Science Rooms/Labs	No science room/ none required.	
	7.3 Ancillary Areas	A large deficient of 81.6 m2.	
	7.4 Gymnasium	No gymnasium. A deficiency of 275 m2.	
	7.5 Library/Resource Areas	No library. A deficient of 80 m2.	
	7.6 Administration/Staff Areas	A large deficiency of 148.2 m2.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	A large deficient of 201.3 m2.	
	Overall School Conditions & Estim. Costs		\$433,379

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Overall site - See "Balmoral Junior High" separate report	
1.1.2	Outdoor athletic areas.	N/A	Overall site - See "Balmoral Junior High" separate report	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Area "Fenced off" for this school - Asphalt play area poor condition - overlay pave. New small play structure - treated wood	\$2,500
1.1.4	Site landscaping.	4	Mature trees	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Overall site - See "Balmoral Junior High" Fenced play area - chain link - Good No bike stands No flag pole	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Perimeter paving - depressions at building interface; cracked, patched. - Remove existing, Modify grade and repave	\$5,800
1.1.7	Evidence of sub-soil problems.	F.I.	Spalling evident in basement furnace rooms	
1.1.8	Safety and security concerns due to site conditions.	3	Entry steps settled and sloping toward building, replace. Asphalt north entry sidewalk uneven, patched heaved - replace with conc.	\$4,000
Other				

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	Street parking only	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	No on-site roadways	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Street drop off	
1.2.4	Fire vehicle access.	4	Street access	
1.2.5	Signage.	4	No CBE signage - Sign reads "Weber Academy"	
Other				

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).	N/A	No on site parking	
1.3.2	Layout and safety of parking lots.	N/A	See 1.2.1	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	N/A	See 1.2.1	
1.3.4	Layout and safety of sidewalks.	3	Reference and cost - See 1.1.8	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Reference and cost - See 1.1.8	
1.3.6	Curb cuts and ramps for barrier free access.	F.I.	No barrier free access - See 3.3.5	
Other				
	Overall Site Conditions & Estimated Costs			\$12,300

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	1913	No problems noted	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1913	No problems noted	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1913	No problems noted	
Other					

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).	F.I.	1913	Roofing reports have not been prepared and are not available from CBE.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	1913	Reference 2.2.1	
2.2.3	Control of ice and snow falling from roof.	4	1913	Appears acceptable - Roof pitch not determined - eavestrough in place and in good condition.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

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, effluorescence, water stains).	F.I.	1913	Stucco cracks - paint peeling at crack locations - See also 2.3.5	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1913	Fascias/soffits generally in good condition - minor paint peeling at soffits - repaint	\$1,200
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.	1913	Reference 2.3.1 - Stucco paint peeling probably due to lack of vapour and wall insulation.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1913	New eavestrough and rain water leaders to formed asphalt splash pads.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1913	General plaster cracking on inside face of exterior walls. - Review feasibility of plaster removal and installation of insulation, vapour barrier and gypsum board.	
Other		F.I.	1913	No cost allocated for "furnace" replacement if "other system" is installed. Further review is required.	

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	1913	Original doors with plywood added to exterior face - replace all	\$7,200
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1913	See 2.4.1	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1913	See 2.4.1	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1913	Original wood frame, single glazed in wood sash - generally with storms. - Custom replace to match existing.	\$71,550
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1913	See 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1913	See 2.4.4	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$79,950

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1913	Plaster cracks and paint peeling at various locations - See 3.2.2	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1913	No problems noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1913	VAT and battleship lino is in poor condition - replace through out.	\$14,350
3.2.2	Wall materials and finishes.	3	1913	Repair plaster and paint throughout	\$33,000
3.2.3	Ceiling materials and finishes.	3	1913	Repair plaster - Paint cost in 3.2.2	\$15,900

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1913	Original panel doors - poor condition - replace all	\$36,400
3.2.5	Millwork	3	1913	Original millwork worn and outdated. - Replace	\$17,400
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1913	Original black & Tack boards - Replace	\$5,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A			
3.2.8	Washroom materials and finishes.	3	1913	Poor condition - renovate Lower floor location - not barrier free - See 3.3.5	\$30,000
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	Health and Safety Concerns --- <i>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</i> 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	
		F.I.	1913	Authority having jurisdiction report not prepared or available	
		4	1913	Combustible and non-combustible - No sprinklers.	
		F.I.	1913	No fire separations	
		F.I.	1913	Plaster walls may achieve rating - doors not rated. See 3.21.4 for door replacement	
		F.I.	1913	Distance between exits inadequate - Corridor doors not recessed - open position reduces corridor width	
		F.I.	1913	Not-accessible - inadequate stair/landing width for stair lift - Elevator not practical with present floor plan - study required. Washrooms in basement level - not accessible.	
		F.I.	1913	Hazardous materials audit not on site - Confirm availability	
		F.I.	1913	Gas fired furnaces in stair well hall and playrooms with minimal or no enclosure protection	
		F.I.	1913	- Exit stairs not within rated enclosures. - Stair guard rails - inadequate height - Floor assembly not rated - original gravity heating grilles remain in floors. - Storage rooms within stair areas.	
	Overall Bldg Interior Condition & Estim Costs				\$152,050

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).	N/A			
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A			
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant at about 1 City block away. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout the building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

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).	3		3/4" incoming water supply with water meter in a pit below the basement floor. Size of water service insufficient to handle this building.	\$20,000.00
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3		No backflow prevention valves in water service.	\$2,000.00
4.3.4	Piping and fittings.	3		Drainage piping all cast iron. Old piping show sign of deterioration. Domestic water piping are all copper. Piping replacement required.	\$25,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures appears to be satisfactory.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		One residential size hot water heater. No recirculation available. System exceed service life.	\$1,500.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3		Sanitary sewer to municipal system. Replacement of piping required. See 4.3.4	
Other					

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		Total seven furnaces in the building. Two handles the basement. Four handles the main floor and one takes care of the attic level. Equipment exceed service life.	\$50,300.00
4.4.2	Heating controls (including use of current energy management technology).	3		Low voltage electrical (no energy management function). See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	1		No fresh air and combustion air ducts found. See 4.4.1	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4		Use regular 1" disposal filters for furnace systems.	
4.4.7	Heating humidification systems and components.	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).	2		Poor ductwork distribution. Basement system has no distribution at all. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	N/A			
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2		Poor. See 4.4.1	
4.4.13	Zone/unit heaters and controls.	2		See 4.4.1	
Other					

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.	2		Furnaces. See 4.4.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		None available. See 4.4.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		Poor. See 4.4.1	
4.5.4	Exhaust systems capacity and condition.	2		Poor. No exhaust in washroom. Rely on heat vents and openable windows. See 4.4.1	
4.5.5	Separation of out flow from air intakes.	2		Poor. See 4.4.1	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		2		Ductwork distribution in violation to current building code, no outside air, no combustion air, air supplies into egress of exits. No fire dampers in system. See 4.4.1	
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	N/A		See 4.4.1	
4.5.8	Air filtration systems and filters.	N/A		See 4.4.1	
4.5.9	Humidification system and components.	N/A		See 4.4.1	
4.5.10	Heat exchangers.	N/A		See 4.4.1	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		See 4.4.1	
Other					

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			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Upgrade system to energy management system.	\$15,891.00
Overall Mech Systems Condition & Estim. Costs					\$114,691.00

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).	3		70 amps 120/240 volts single phase service. Service on consumption meter. Equipment obsolete and need replacement. Upgrade to a larger service is necessary.	\$10,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Exterior lights at rear of building. Upgrade fixtures.	\$700.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	N/A			
Other					
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		Existing fire alarm system is totally out of date. New fire alarm system is required.	\$8,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		Existing equipment are functional. Replace old battery packs and emergency remote light heads.	\$3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Exit lighting system totally out of date. No DC power supplies. New system is required with additional exit signs to better identify exit routes and meet building codes.	\$4,000.00
Other					

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.	3		No surge protection.	\$1,500.00
5.3.2	Panels and wireways capacity and condition.	3		Existing panels are old and obsolete. Panels are full. Upgrade to meet convenience outlet requirements with additional space for future.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Existing installation is in fair condition. New outlets will be required to meet demands for computer network and convenience requirements.	\$10,000.00
5.3.5	Motor controls.	N/A			
Other					

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).	3		Existing lighting are fluorescent fixtures with T-12 lamps throughout. 40-50 F.C. in Admin. area 40-45 F.C. in Classrooms 10-15 F.C. in Staff room 20 F.C. in Hallways 20 F.C. in Washrooms New light fixtures with T-8 lamps and electronic ballasts are required.	\$21,188.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Original building fluorescent luminaires may contain PCB's in Ballast. Cost estimate for disposal of ballasts.	\$1,000.00
5.4.3	Implementation of energy efficiency measures and recommendations.	N/A		Upgrade fixtures. See 5.4.1	
Other					

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 belongs to tenant.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	N/A			
5.5.3	Network cabling (if available, should be category 5 or better).	3		No network cabling system.	\$5,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	N/A			
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	N/A			
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	N/A			
Other					

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			
5.6.2	Intrusion alarms (if applicable).	4		Security system in place with motion detectors and door contacts.	
5.6.3	Master clock system (if applicable).	N/A			
Other					
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			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$74,388.00

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>	N/A	None on this site	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.	N/A		
	Overall Portable Bldgs Condition & Estim Costs			0

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size (m2)	Total Area	No.	Size (m2)	Total Area		
7.1	Classrooms	4	Varies	284.0 m2	3	80	240	44.0 m2	
7.2	Science Rooms/Labs	N/A			N/A				No Science rooms required according to the school capacity criteria.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2	114.6 113.8	228.4 m2	3	1@130 2@90	310 m2	(81.6 m2)	These are designated as "Play areas" on the "Mini Plans"
7.4	Gymnasium (incl. gym storage)	N/A			1	250 25	275 m2	(275 m2)	Two rooms designated as "Play areas" have been put under the Ancillary areas.
7.5	Library/Resource Areas	N/A			1	80	80 m2	(80.0 m2)	There is no library at this school
7.6	Administration/Staff, Physical Education, Storage Areas		Varies	71.8 m2			220 m2	(148.2 m2)	The staff/admin area is mostly located in the attic of the structure.
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			219.7 m2			421 m2	(201.3 m2)	
	Overall Space Adequacy Assessment	6		803.9 m2	8		1546 m2	(742.1 m2)	There is a large discrepancy between the area on the "mini-plans" and our calculations as per gross floor area of building.

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