

School Name:		C.J. Peacock Elementary/Junior High School			School Code:		5903
Location:		Cereal			Facility Code:		179
Region:		South			Superintendent:		Keith Jones
Jurisdiction:		Prairie Rose Regional Div. #8			Contact Person:		Brian Frey
					Telephone:		403-527-5516
Grades:		1 to 9			School Capacity:		225
							1999 enrollment 71
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							
		1959	1	1185	Masonry walls, concrete slab on grade, flat roof, stucco exterior cladding, brick on gym	Hot water heating, no ventilation and ductless split systems for air conditioning	Partial basement under stage area in gym
Additions/ Expansions		1973	1	528		Furnaces and ductless split system for air conditioning.	
					Same as '59, except brick exterior cladding		
				111.5	Portables		
				1824.5	Total Area		
						Evaluator's Name:	A. Benson
						& Company:	CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)						
	1982	1	120.8			Library upgrade, minor construction
Portable Struct. (identify whether attached/perman. or free- standing/ relocatable)	1959	1	111.5	Wood frame, pitched roof, stucco exterior cladding	Counter flow furnace with no outside air.	Free-standing/relocatable
List of Reports/ Supplementary Information				Mini Plans - require updating. No reports available.		

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Gravel bases for playground areas and concrete sidewalk replacements. Further investigation required for site drainage.	\$10,500
2	Building Exterior	Some door replacements and repairs. Further investigation recommended for cracks in basement and roofing.	\$4,500
3	Building Interior	Some wall crack repairs, wood floor structure replacement in gym storage, some flooring repairs and barrier-free requirement. Further investigations recommended for hazardous materials.	\$33,000
4	Mechanical Systems	No ventilation in original building. Need to add exhaust system and need some other items fixed.	\$74,550
5	Electrical Systems	Needs CSA approved fire alarm system, panels need upgrading and other items need to be fixed.	\$21,300
6	Portable Buildings	Barrier-free entrance and washroom requirements.	\$8,300
7	Space Adequacy:		
	7.1 Classrooms	2 classrooms in excess of new facility guidelines, however, classroom sizes are smaller than guidelines (e.g.. 73M ² compared to 80M ² requirement.	89
	7.2 Science Rooms/Labs	Adequate.	5
	7.3 Ancillary Areas	1 computer lab and 1 stage area counted as ancillary areas. New facility guidelines require 3 ancillary areas.	-143
	7.4 Gymnasium	Actual gym area 129m ² or 38% below new facility guidelines.	-137
	7.5 Library/Resource Areas	Adequate.	6
	7.6 Administration/Staff Areas	Based on new facility guidelines Physical Education area is deficient by 44M ² . Storage is surplus by 40M ² , however, majority is basement storage. Actual admin/staff areas are deficient by 150M ² .	-155
	7.7 CTS Areas	N/A	0
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency somewhat relative to the inclusion of the free-standing portable area in the gross building area calculation.	-59
	Overall School Conditions & Estim. Costs		\$152,150

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate, expansion possible	
1.1.2	Outdoor athletic areas.	4	Play fields - prairie grass. Basketball / tennis court - concrete with chain-link fence	
1.1.3	Outdoor playground areas, including condition of equipment and base.	2	Various play ground equipment - all areas require pea gravel base.	\$5,000
1.1.4	Site landscaping.	4	Prairie grass, non-irrigated	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	N/A	No perimeter fencing	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Marginal drainage in some areas due to flat site, recommend FI after snow melt	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems	
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problems	
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	One access point, adequate	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt bus lane	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane on-site, adequate	
1.2.4	Fire vehicle access.	4	Adequate to building face	
1.2.5	Signage.	4	Signage on building face at main entrance, visible	
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).	4	13 parking spaces at south side of school	
1.3.2	Layout and safety of parking lots.	4	Double row parking	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt parking lot, surface drainage	
1.3.4	Layout and safety of sidewalks.	4	Adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks, drainage poor, estimate 220 m2 needs replacement due to spalling & cracking.	\$5,500
1.3.6	Curb cuts and ramps for barrier free access.	4	Level access	
Other				
	Overall Site Conditions & Estimated Costs			\$10,500

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).	N/A	All	Slab on grade, not applicable	
	2.1.2 Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	All	Generally no problems noted. Recommend FI of vertical & horizontal cracks in basement walls in 1959 section.	
	2.1.3 Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Flat roof, no problems noted	
	2.1.4 Control/expansion joints.	N/A			
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 states of repair.</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.	All	No information available. Recommend full assessment by roofing inspector.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	As per Item 2.2.1 above.	
2.2.3	Control of ice and snow falling from roof.	N/A	All	Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All		
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).	4	1959	Generally stucco, brick on gym, no problems noted	
			1973	Brick, no problems noted	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1959	Wood fascia, no problems noted	
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 problems noted	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Rainwater leaders, surface drainage	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	No problems noted	
Other					

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	1959	Double exit doors at gym and N/W vestibule require replacement (2 units)	\$4,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	1	1973	Astragal on double doors at south exit impede door from opening, needs to be replaced with proper weather stripping	\$500
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	No problems noted	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminium windows	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No problems noted	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted	
Other					
	OverAll Bldg Exterior Condition & Estim Costs				\$4,500

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	Masonry, load bearing & non-load bearing - generally good except minor crack at Room 113 in 1959 section.	\$1,500
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	2	All	Generally slab on grade - no problems noted. Wood floor structure over basement area in 1959 section - structurally weak at gym storage, needs replacement.	\$10,000
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	All	Generally sheet vinyl - some re-seaming required and replacement in passage between 1959 and 1973 science room. Carpet in Admin, Computer Lab & Science resource room - satisfactory. Wood floor in gym with vented rubber base - satisfactory	\$1,500
3.2.2	Wall materials and finishes.	4	All	Generally paint on concrete block	
3.2.3	Ceiling materials and finishes.	4	All	Generally acoustic tile in various sizes. 12" x 12" acoustic tile in gym. Drywall in storage.	

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	Solid core wood doors in pressed steel frames	
3.2.5	Millwork	4	All	Appears satisfactory	
3.2.6	Fixed/wAll mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Appears adequate	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1959	Gym equipment adequate	
3.2.8	Washroom materials and finishes.	4	1959	Quarry tile floors. 1/2 HT ceramic wall tiles. Drywall ceiling.	
			1973	Ceramic tile floors. 1/2 HT ceramic wall tiles. Drywall ceiling.	
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 required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Non-combustible except combustible roof, non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.		Corridor doors have been removed between 1959 & 1973 section, recommend Fire Department be consulted	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Concrete block and labelled doors & frames - appropriate	
3.3.4	Exiting distances and access to exits.	4	All	Appropriate	
3.3.5	Barrier-free access.	3	All	Main entrance doors require H/C openers. Barrier-free washrooms are required.	\$20,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No information available	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No problems noted	
Other					
	OverAll Bldg Interior Condition & Estim Costs				\$33,000

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).	3		Hose bibs only. One missing back flow prevention.	\$500
	4.1.3 Outside storage tanks.	N/A			
	Other	N/A			
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
	4.2.1 Fire hydrants and siamese connections.	4		Fire hydrant approximately 1 1/4 blocks away.	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		No fire hose cabinets.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers tested June 1999 except two were missed.	
	4.2.4 Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
	Other	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		Hanna Town system	
4.3.2	Water treatment system(s).	4		By Town of Hanna	
4.3.3	Pumps and valves (including backflow prevention valves).	3		No back flow prevention	\$3,000
4.3.4	Piping and fittings.	4		No visible leaks.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Missing back flow prevention on janitor's sink.	\$300
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		GSW (1988) 36,000 BTU/HR 33.0, gym 450,000 BTU/HR 65 gallon, GSW (electric) 4.5 KW 130 litres.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Village system (Lagoon)	
Other		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		Three Flame Master 180,000 BTU/HR (junior high wing) change rooms Flame Master 128,000 BTU/HR, gym unit Flame Master 235,000 need FLDs. Two Weil McLain 244,000 BTU/HR 2 pumps (original building)	
4.4.2	Heating controls (including use of current energy management technology).	3		No indoor/outdoor	\$4,500
4.4.3	Fresh air for combustion and condition of the combustion chimney.	FI		Combustion air with skirt and relief air. Combustion air and relief air in change room mechanical blocked off due to freeze-up issue appears to be wind load issue.	
4.4.4	Treatment of water used in heating systems.	4		Pot feed and micron filter	
4.4.5	Low water cut-off/pressure relief valves and failure alarms (i.e., hot water heating).	4			
4.4.6	Heating air filtration systems and filters.	3		Furnace filters annual only. Increase frequency.	\$1,000
4.4.7	Heating humidification systems and components.	N/A		Shut-off	

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		Radiation in old building and ductwork in 1973 wing.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Appears okay	
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).	4		Temperatures appear uniform	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom in old wing. Thermostat per furnace in 1973.	
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.	2		No ventilation in old wing.	\$59,250
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		See above, price included in 4.5.1	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		See above, price included in 4.5.1	
4.5.4	Exhaust systems capacity and condition.	2		See above, price included in 4.5.1	
4.5.5	Separation of out flow from air intakes.	N/A		No exhaust	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Add exhaust to store rooms, janitor, washrooms. Add hood to stove.	\$6,000
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).	N/A			
	4.5.8 Air filtration systems and filters.	N/A			
	4.5.9 Humidification system and components.	N/A			
	4.5.10 Heat exchangers.	N/A			
	4.5.11 Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A			
	Other	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).	4		Sanyo split systems, 1 per classroom	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Ductless splits	
4.6.3	Cooling system controls (including use of current energy management technology).	4			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Part of above	
Other		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.	N/A			
	Overall Mech Systems Condition & Estim. Costs				\$74,550

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		400 amp 120/208/60/1. Overhead need more clearance to roof	\$3,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		HID	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		10 duplexes good condition	
Other		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		Non CSA fire alarm system	\$7,500
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs and remote and integral heads	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2		Exit signs not tied in. Many burned out exit signs	\$4,000
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.	4		Power bars	
5.3.2	Panels and wireways capacity and condition.	3		Bulldog panels (no parts available)	\$5,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Appears okay.	
5.3.5	Motor controls.	N/A			
Other		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		Office 65-85FC (fluorescent), classroom 60-80FC (fluorescent), gym 30-38FC (fluorescent), library 60-70FC (fluorescent), hallways 30-40FC (fluorescent)	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		On failure only	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T-12 technology	
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		Trillium Pather. No telephone in classrooms	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		No intercom or public address	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Category 5	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		In conduit and wiremold	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		None, however one is planned for adjacent closet. Needs ventilation	\$1,800
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Enough space if 5.3.2. Is done	
Other		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			
5.6.2	Intrusion alarms (if applicable).	4		All Knight DSC	
5.6.3	Master clock system (if applicable).	N/A		Bells only Simplex	
Other		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			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other		N/A			
	Overall Elect. Systems Condition & Estim Costs				\$21,300

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems noted	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt shingles new in 1997	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Stucco wall finish	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No problems noted	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Sheet vinyl flooring. Vinyl wall covering. 12" x 12" acoustic tile ceiling.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Satisfactory	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate	
6.1.8	Heating system.	4	New Bryan counter flow furnace 92,000 has combustion air domestic hot water 32,000 BTU/HR, 33.5 gallon.	
6.1.9	Ventilation system.	2	No fresh air	\$1,500
6.1.10	Electrical, communication and data network systems.	4	Lights okay, panel okay. No battery packs, 12 volt exit, no bulbs in exit.	\$800
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Adequate	
6.1.12	Barrier-free access.	3	Washroom undersize - enlarge. Entrance steps, need to be replaced with a conforming ramp.	\$6,000
	Overall Portable Bldgs Condition & Estim Costs			\$8,300

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	7		489	5	80	400	89	Including E.C.S. in portable.
								0	
7.2	Science Rooms/Labs	1		113	1	108	108	5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
		2		142	3		285	-143	Stage counted as music / drama.
7.4	Gymnasium (incl. gym storage)	1		237	1		374	-137	Area of new gym storage estimated at 15M2.
7.5	Library/Resource Areas	1		121	1		115	6	
7.6	Administration/Staff, Physical Education, Storage Areas			175			330	-155	
7.7	CTS Areas								
	7.7.1 Business Education	0			0			0	
	7.7.2 Home Economics	0			0			0	
	7.7.3 Industrial Arts	0			0			0	
	7.7.4 Other CTS Programs	0			0			0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			547			606	-59	
	Overall Space Adequacy Assessment	12		1824	11		2218	-394	Based on 50% Elementary, 50% Junior High.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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