

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	Canyon Meadows			School Code:	9355	
Location:	395 Canterbury Dr. S.W.			Facility Code:	1561	
Region:	South			Superintendent:	Dr Donna Michaels	
Jurisdiction:	Calgary Public School Board			Contact Person:	Leanne Soligo	
	District No. 19			Telephone:	214-1123	
Grades:	Kindergarten to 6			School Capacity:	525	
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	1971	1	3,954.40	Concrete slab, concrete block walls, owsj with steel roof decking, brick cladding.	New Boilers added in 1995 along with retro fit of air handlingsystems.	
Additions/ Expansions						
					Evaluator's Name:	Doug Campbell
					& Company:	Carruthers & Associates Architects Inc

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	Asbestos report by Enviromental Health Professionals for Calgary Board of Education-February 21, 1999					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Combination paved, gravel and grass site. Site generally drains toward school, causing flooding and seepage problems.	\$89,000
2	Building Exterior	Building exterior is brick and stucco and shows no signs of failure. Maintenance required on stucco surfaces.	\$70,000
3	Building Interior	Carpet wear and inadequate storage are only overall concerns.	\$322,000
4	Mechanical Systems	Mechanical systems totally upgraded in 1995-96. No new work required.	\$0
5	Electrical Systems	We would recommend the installation of surge protection on the main service, the addition of temperature control on the car plugs, and a data system for the classrooms.	\$117,500
6	Portable Buildings	NA	\$0
7	Space Adequacy:		
	7.1 Classrooms	Surplus: 169.6m2	
	7.2 Science Rooms/Labs	Deficiency: 190m2	
	7.3 Ancillary Areas	Deficiency: 49.7m2	
	7.4 Gymnasium	Deficiency: 86.9m2	
	7.5 Library/Resource Areas	Surplus: 16.4m2	
	7.6 Administration/Staff Areas	Deficiency: 195m2	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 36m2	
	Overall School Conditions & Estim. Costs		\$598,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site area of 11093.77 sq. m. Site adjacent to Canyon Meadows Community Centre. Total site area is adequate.	
1.1.2	Outdoor athletic areas.	4	NA see 1.1.1	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Paved surface show minor cracks. Grass and gravel surfaces in good condition.	
1.1.4	Site landscaping.	4	Mainly grass with some landscaping to the south. Extensively landscaped at Main (north) entrance.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Perimeter fencing in good condition. Guard rails at entry stair and ramp require paint and maintenance. Bike stand should be moved to more visually accessible and convenient location.	\$9,500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Drainage conditions are unacceptably poor to the west and south of the school. Significant swale in landscaping forces runoff against face of school, into entry vestibules and stair areas. Sunken entry court has no visible means of drainage.	\$25,000
1.1.7	Evidence of sub-soil problems.	5	None evident.	
1.1.8	Safety and security concerns due to site conditions.	2	Currently location of bicycle rack necessitates fencing in of area to deter theft. Drainage problem allows ice buildup at south and west Gym entrances.	\$13,000
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	Pedestrian access to main entrance from Canterbury Dr. and to playground through gate in fence from Canterbury Dr. Vehicle access only through parking lot entrance to west of building.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Vehicular access to parking lot is asphalt surfaced and in good condition. Contributes to drainage problem noted elsewhere.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Canterbury Dr. at main entry is used as main drop off / pick-up area. There is no drop off facility on site.	
1.2.4	Fire vehicle access.	4	Fire vehicle access through parking lot and from Canterbury Dr. South side of building accessed from asphalt surfaced area of playground adjacent to school.	
1.2.5	Signage.	3	No handicapped access signs or drop off signs.	\$2,500
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).	3	Parking lot has 45 stalls in one lot, shared between school users. No dedicated disabled parking space noted.	\$5,000
1.3.2	Layout and safety of parking lots.	4	Lot is adequately laid-out, though some distance from main entrance of school.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Parking lot is asphalt and in good condition. Its grading, however contributes to substantial drainage problems at south west side of building. Regrading and resurfacing parking area would contribute greatly in alleviating this problem.	\$28,000
1.3.4	Layout and safety of sidewalks.	5	No inadequacies noted.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	5	No inadequacies noted.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Main entrance has recently been ramped for barrier free access. Disabled must be dropped-off at sidewalk adjacent to Canterbury Dr. at main entry. No curb cuts provided. No barrier free access from parking lot.	\$6,000
Other				
	Overall Site Conditions & Estimated Costs			\$89,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	5		No failure to note.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No failure to note.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		No failure to note.	
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).	FI		Roof was re-done in 1995 and there were no membrane failures to note.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI			
2.2.3	Control of ice and snow falling from roof.	5		No inadequacies were apparent	
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		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4		Brick, parged and stucco surfaced were in good condition. Minor cracking of stucco and parging in a few locations require repair.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		Stucco soffits at several location were peeling paint and need re-surfacing. Screw heads holding window are rusting and staining building face. Cleaning and/or resurfacing necessary.	\$12,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5		No failure evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5		No failure evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Painted wood exterior doors need re-finishing.	\$8,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No failure evident.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	5		No failure evident.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Exterior windows, generally, have loose glazing tape and inadequate sealing. Refurbishment of all exterior windows is necessary.	\$50,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No failure evident.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5		No failure evident.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$70,000

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).	5		No failure noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5		No failure noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Carpet in all classroom areas worn and needs replacing.	\$95,000
3.2.2	Wall materials and finishes.	3		Some painted surfaces need maintainance, and panelled surfaces require minor refinishing.	\$6,000
3.2.3	Ceiling materials and finishes.	5		No inadequacies noted.	

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.	4		Interior doors and hardware are all in satisfactory condition.	
3.2.5	Millwork	2		Millwork is generally worn and mismatched and needs thorough refurbishment and/or replacement. All classrooms lack adequate storage cabinetry.	\$120,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	5		No inadequacies noted.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	5		No inadequacies noted.	
3.2.8	Washroom materials and finishes.	3		Washroom floors need maintenance and/or refinishing. Walls need repainting.	\$26,000
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>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	5		Building is of non-combustible construction.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	N/A			
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	5		All surfaces are non-combustible and in good condition.	
3.3.4	Exiting distances and access to exits.	4		All exits are accessible. See 3.3.other below	
3.3.5	Barrier-free access.	2		Building is ramped at entry and at interior stair location. All hardware is lever handled. No barrier-free stalls in washrooms. Barrier free entrance door and hardware required.	\$70,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	N/A			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI			
Other		2		Where demountable partition have obscured direct access to fire exits, signs need to be placed to locate the exits.	\$5,000
	Overall Bldg Interior Condition & Estim Costs				\$322,000

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		Site drainage consists of grading to swales to run-off to streets.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and 65mm fire department hose valve located in fire hose cabinet. Hose system tied to exterior building fire department connection.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not applicable.	
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).	4		100 mm service from street, service runs to a 50 mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	5		Backflow protection on all services recently completed.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of the facility. Lines are not insulated.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One new self contained hot water gas fired 38,000 BTUH input.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
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).	4		New boilers added in 1995 to feed new hot water Glycol coils in all air handling unit heating zones. System is relatively new and in good shape.	
4.4.2	Heating controls (including use of current energy management technology).	4		Controls are pneumatic and have direct digital interface for offsite monitoring and control.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	

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	4		School has new piping to all Glycol heating coils in air systems.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Generally piping is insulated throughout.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Heating is by air distribution from zone heating coils. Generally providing satisfactory conditions.	
4.4.13	Zone/unit heaters and controls.	4		The only unit heaters are electric at entrances, which are used to supplement air heating during very cold weather.	
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.	4		School has seven (7) roof mounted packaged air handling units. Each unit delivers air to various portions of the school through multiple heating zones. Systems have been upgraded and operate satisfactorily.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Air systems have full mix air to full outside air capability.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Air is effectively distributed to all areas. Estimate of air changes would be in the 6-8 air change range.	
4.5.4	Exhaust systems capacity and condition.	4		School has dedicated roof exhaust fans for all washroom areas.	
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intakes is acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		Not applicable.	
Other					

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		School has ventilation controls of pneumatic and direct digital design tied to off site control and monitoring.	
4.5.8	Air filtration systems and filters.	4		Units have fiberglass filters.	
4.5.9	Humidification system and components.	N/A		Not applicable.	
4.5.10	Heat exchangers.	N/A		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution ductwork is in good shape.	
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).	4		Each air handling unit has integral direct expansion cooling coils, air cooled condensor compressor units for all seven (7) units.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Each cooling system is tied to air handling unit control.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Building controls are pneumatic, with tie in to a direct digital control system to allow off site monitoring and control.	
	Overall Mech Systems Condition & Estim. Costs				\$0.00
				Evaluator: Dale Way, Hemisphere Engineering	

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).	2	1953	This building has 2 electrical services 1 is overhead 60 amp 120/240v 1phase, the second is 400amp,120/240v 1 phase,overhead , they are both past their expected life cycle and are due to be replaced.	\$25,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	The site lighting is poor more is required at all entrances.	\$3,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	The car plugs are in a poor state of repair and do not have temperature control.	\$3,500
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).	1	All	The fire alarm system is of out dated technology and does not meet current code requirements and requires a full upgrade.	\$15,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	1	All	The Emergency lighting system provides poor coverage and batteries are very old,and require upgrade.	\$3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	All	The exit light system does not have a back-up source connected.	\$5,000.00
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	All	There is no surge protection present.	\$2,000
5.3.2	Panels and wireways capacity and condition.	3	All	Most all panels and wireways are at or beyond capacity.	\$3,000
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	All	These items have been well maintained through regular maintenance.	
5.3.5	Motor controls.	3	All	Some motor starters have been replaced, but more are of original construction and should be replaced.	\$3,000.00
Other		FI	All	Allow for electrical portion of Mechanical controls upgrade	

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	All	The overall lighting is in poor condition with low lighting levels observed in all areas except gymnasiums and main office.	\$25,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	There appears to be no PCB's present.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	All	Recommend the installation of T-8 lighting technology and LED type exit lights the cost for this item is covered in items 5.2.3 and 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	All	The phone system is a Northern Telecom Meridian in good condition with room for future expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Outdated Bogen PA system working but requires frequent maintenance.	\$5,000
5.5.3	Network cabling (if available, should be category 5 or better).	3	All	There is a data system installed in the library but nothing to the classrooms.	\$20,000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	The data system is well installed in a conduit system.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	If data wiring is added to the classrooms an additional wiring closet will need to be added. The existing closet is in good condition but not of adequate size for future.	\$5,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1954	The hub is supplied by a separate circuit and computers appear to have dedicated circuits as well.	
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	All	The security system is in good condition with good coverage in all areas, it is also externally monitored.	
5.6.3	Master clock system (if applicable).	4	All	The clock system is a Lathem system and is in good condition.	
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				\$117,500
			Evaluator: Gary Mctighe, Stebnicki, Robertson & Associates		

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		
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	Total Area	No.	Size	Total Area		
7.1	Classrooms	18		1449	16	80	1280	169	
7.2	Science Rooms/Labs			0	2	95	190	-190	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		350.3	1 3	130 0	400	-49.7	
7.4	Gymnasium (incl. gym storage)	1		386.1	1	430 43	473	-86.9	
7.5	Library/Resource Areas	1		256.4	1	240	240	16.4	
7.6	Administration/Staff, Physical Education, Storage Areas			322			517	-195	
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)			1190			1503.5	-313.5	
	Overall Space Adequacy Assessment	26		3953.8	24		4603.5	-649.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments