

School Name:	Corpus Christi				School Code:	N.A.
Location:	5607 Thornton Road NW				Facility Code:	1848
Region:	South				Superintendent:	Dr. Jeremy Simms
Jurisdiction:	Calgary Roman Catholic Separate School District No. 1				Contact Person:	Mr. David Clinckett
					Telephone:	(403) 298-1351
Grades:	K - 6				School Capacity:	200
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	1958	1	667.10	Concrete block walls, curtain wall, through deck (wood) roof structure, S.B.S. roofing.	Individual classroom furnaces with perimeter utility duct	
Additions/ Expansions	1961	1	186.3	As 1958 original building.	Individual classroom furnaces with perimeter utility duct.	
	1963	1	251.9	Concrete block walls, single tee roof structure, S.B.S. roof.	Gymnasium heat by two (2) gas fired furnaces with perimeter utility duct.	
	Total		1105.3			
					Evaluator's Name and Company:	Ron Boruk, Ron Boruk Architect Ltd.
Upgrading/ Modernization (identify whether minor or major)	1989	1	1105.3	Minor modernization.		
Portable Struct. (identify whether attached/perman. or	1980	1	90	Bin wall foundation, wood frame wood joists, built-up roof.		attached

free-standing/ relocatable)	1981	1	90	Bin wall foundation, wood frame wood joists, built-up roof.	attached
	1997	1	90	Bin wall foundation, wood frame, eng. wood joists, S.B.S. roof.	attached
	total		270 m2		
List of Reports/ Supplementary Information	None available at time of inspection. S.B.S. roof in good condition except flashing has been torn off due to high winds. Roof surface in good condition.				

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally in good condition except for water ponding at portables and handicap curb cut.	\$9,500
2	Building Exterior	Flashing repair, exterior envelope, exterior windows.	\$143,000
3	Building Interior	Enlarge mechanical room, replace floors and ceilings, replace doors, provide shelving, replace toilet compartments.	\$45,000
4	Mechanical Systems	Requires replacement of existing gymnasium, office and vestibule furnaces and ductwork . The domestic hot water heater needs to be replaced.	\$88,000
5	Electrical Systems	Primary service distribution panel, motor starters, P.A. system and lighting are aged systems and should be replaced. Fire alarm system should be brought up to 1997 ABC standards. Power surge protection is recommended. Exit signage should be replaced with LED type.	\$83,600
6	Portable Buildings	1980 portables require lighting upgrade. 1981 and 1997 portables' electrical and life safety systems are in good condition. Furnaces should be replaced in 1981 and 1982 portables.	\$66,400
7	Space Adequacy:		
	7.1 Classrooms	Slightly deficient under guidelines.	
	7.2 Science Rooms/Labs	Deficient under guidelines.	
	7.3 Ancillary Areas	Deficient under guidelines.	
	7.4 Gymnasium	Deficient under guidelines.	
	7.5 Library/Resource Areas	Slightly deficient under guidelines.	
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Including 7.6, deficient under guidelines.	
	Overall School Conditions & Estim. Costs		\$435,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate for school needs.	
1.1.2	Outdoor athletic areas.	4	Joint site CRCSSB and Parks and Rec, ball diamond and soccer field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Large play toy.	
1.1.4	Site landscaping.	4	Trees, shrubs, and grass areas.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence around parking.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Ponding at portables. Downspouts onto grade. Rock pit at west side of site.	\$7,500
1.1.7	Evidence of sub-soil problems.	4	None evident	
1.1.8	Safety and security concerns due to site conditions.	4	Appear to be no safety concerns.	
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	Separate street access to parking. Pedestrian from street and paved play area west side.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paving.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site drop off area.	
1.2.4	Fire vehicle access.	4	Fire access from two streets.	
1.2.5	Signage.	4	Front of building, clearly 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	Staff and visitor parking, 14 cars.	
1.3.2	Layout and safety of parking lots.	4	Well layed out.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt in good condition.	
1.3.4	Layout and safety of sidewalks.	4	Good layout.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete walks and asphalt adjacent play area.	
1.3.6	Curb cuts and ramps for barrier free access.	3	Curb cut required at street.	\$2,000
	Other			
	Overall Site Conditions & Estimated Costs			\$9,500

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).	4	1958 1961 1963	Concrete slab on grade floor in good condition.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1958 1961	Concrete block masonry bearing.	
		4	1963	Concrete block masonry, single tee wall panels.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1958 1961	Through deck (wood).	
		4	1963	Single tee pre-cast roof slabs.	
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>			<u>Description/Condition/Age</u>	
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	1958 1961 1963	Recently re-roofed with S.B.S. roofing. Flashing has been torn off.	\$3,000
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1958 1961 1963	Access to roof from grade by ladder.	
2.2.3	Control of ice and snow falling from roof.	4	1958 1961 1963	No problems, flat roof structure.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	NA			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1958 1961 1963	Concrete block painted, poor insulation value. Air barrier, insulate and stucco concrete block walls.	\$50,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1958	Pre-finished metal.	
		4	1961	Plywood painted.	
		4	1963	Pre-cast painted.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1958 1961 1963	Refer to 2.3.1.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1958 1961 1963	Downspouts onto grade and asphalt paving.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1958 1961 1963	Poor insulation values. Refer to 2.3.1.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1958 1961 1963	Pressed steel frames and metal doors.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1958 1961 1963	Door closers, weatherstripping.	
2.4.3	Exit door hardware, (i.e., safety and/or code concerns)	4	1958 1961 1963	Panic lock hardware on all exit doors.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1958 1961 1963	Solid sections aluminum frames and windows. Windows clad on interior and exterior faces, poor condition. Replace with wall system and windows.	\$90,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1958 1961 1963	Cam locks refer to 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	1958 1961 1963	Window condensation. Refer to 2.4.4.	
	Other				
Overall Bldg. Exterior Condition & Estim Costs					\$143,000

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).	4	1958 1961 1963	Concrete block and drywall painted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1958 1961 1963	Concrete slab on grade, in good condition.	
Other	Movable Partitions	3	1958	Enlarge Mechanical Room.	\$5,000
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1958	Corlon, carpet and quarry tile.	
3.2.2		3	1961	Carpet and v.a. tile. Replace v.a. tile. Sheet rubber ramp.	\$3,500
3.2.2		4	1963	Tarquett and v.c.t.	
3.2.2	Wall materials and finishes.	4	1958 1961 1963	Painted concrete block and drywall.	
3.2.3	Ceiling materials and finishes.	3	1958 1961	Cane fibre tile, replace with mineral tile and t-bar.	\$25,000
3.2.3		4	1963	Single tee precast painted, cane fibre tile.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1958 1961	Birch doors, pressed steel frames, fir doors in wood frames. Replace fir doors, wood frames and hardware.	\$5,000
3.2.3		4	1963	Birch doors and pressed steel frames.	
3.2.5	Millwork	3	1958 1961	Provide shelving units.	\$4,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1958 1961	Porcelain chalk, vinyl tack, aluminum trim.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1963	Main court basketball, swing type backboards. Climbing ropes.	
3.2.8	Washroom materials and finishes.	4	1958	Ceramic/mosaic tile floors. Glazed tile dada, concrete block painted walls. Drywall painted ceiling.	
Other	Washroom Partitions.	3	1958	Toilet stalls rusted, replace.	\$2,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
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.	4	1958 1961	Combustible and non-combustible unsprinklered.	
		4	1963	Non-combustible, non-sprinklered.	
3.3.2	Fire separations (I.e., between buildings, wings, zones if non-sprinklered).	4	1958 1961 1963	None required.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1958 1961 1963	45 min walls, 20 min doors and non-rated doors to classrooms. Refer to 3.2.4. 45 min doors to equipment rooms.	
3.3.4	Exiting distances and access to exits.	4	1958 1961 1963	In conformance with Alberta Building Code.	
3.3.5	Barrier-free access.	4	1961	Barrier free ramp to protables.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1963	Vinyl asbestos tile. Refer to 3.2.1.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1958 1961 1963	None evident.	
Other					
Overall Bldg. Interior Condition & Estim Costs					\$45,000

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).	3	The exterior down spouts splash onto grade to catch basins which are connected to the underground municipal system. The parking area needs to be redone . Refer to Architectural section	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	There are irrigation outlets in place.	
4.1.3	Outside storage tanks.	na		
Other				
4.2	Fire Suppression Systems		Bldg. Section Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	4	There is a fire hydrant on the adjacent street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	na		
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	There are portable fire extinguishers throughout the school.	
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. Sectio	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		There is a 65mm water service to the building . The domestic water service has a 65 mm meter and approved backflow preventor.	
4.3.2	Water treatment system(s).	na			
4.3.3	Pumps and valves (including backflow prevention valves).	4		In good condition with approved backflow preventor on domestic and irrigation lines.	
4.3.4	Piping and fittings.	4		In good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		The plumbing fixtures are in good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		A Crane 30 gallon tank type heater is in poor condition and should be replaced.	\$500
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		The sanitary and storm sewer systems are connected to the City of Calgary municipal system.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Sectio	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	2		The classrooms are heated with Palm-Aire perimeter furnaces with perimeter utility ducts. Three of the original seven units have been upgraded. The office area is heated by Palm-Aire perimeter furnace which should be replaced with an upflow furnace . The gymnasium is heated by two furnaces which do not have fresh air. The general office area is heated by a wall type furnace which should be replaced. The furnaces need to be replaced. The vestibules are heated with furnaces which need to be replaced.The main vestiule is heated with electric fan coil.	\$85,000
4.4.2	Heating controls (including use of current energy management technology).	4		The classroom thermostats are Honeywell energystat and are in good condition.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	na			
4.4.4	Treatment of water used in heating systems.	na			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	na			
4.4.6	Heating air filtration systems and filters.	na			
4.4.7	Heating humidification systems and components.	na			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
	4.4 Heating Systems (cont'd)		Bldg. Sectio	Description/Condition	
	4.4.8 Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		Perimeter utility duct shelving unit in each classroom supplies heat along the exterior wall. Refer to 4.4.1.	
	4.4.9 Heating piping, valve and/or duct insulation.	na			
	4.4.10 Heat exchangers.	na			
	4.4.11 Heating mixing boxes, dampers and linkages.	na			
	4.4.12 Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Perimeter utility duct provides heating to the gymnasium. See item 4.4.1. above.	
	4.4.13 Zone/unit heaters and controls.	na			
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Sectio	Description/Condition	
4.5.1	Air handling units capacity and condition.	2		The gas fired furnaces in the gymnasium and office area need to be replaced. (See 4.4.1. above.)	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2		No fresh air for the gymnasium furnaces. See 4.4.1.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2		In poor condition. See 4.4.1.	\$2,500
4.5.4	Exhaust systems capacity and condition.	4		Gymnasium and washroom exhausts are in good condition.	
4.5.5	Separation of out flow from air intakes.	na			
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	na			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Sectio	Description/Condition	
4.5	Ventilation Systems (cont'd) <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		The classroom thermostats are programmable Honeywell energystat units.	
4.5.8	Air filtration systems and filters.	3		The filters in the vestibule furnace need replacement. Classroom and gymnasium unit filters are in fair condition. (See 4.4.1. above.)	
4.5.9	Humidification system and components.	na			
4.5.10	Heat exchangers.	na			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		In good condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Sectio	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	na			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	na			
4.6.3	Cooling system controls (including use of current energy management technology).	na			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	na			
Other					
4.7	Building Control Systems		Bldg. Sectio	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		The classroom thermostats are Honeywell energystat.	
Overall Mech Systems Condition & Estim. Costs					\$88,000

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		Main service is fed underground, 120/208V, 3 phase, 4 wire, 400A fuses. Age is 40+ years old and should be replaced.	\$15,000
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting is adequate.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Parking lot has 16 plug-ins in good condition.	
	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).	3		Fire alarm is Simplex 4002. Strobe lights should be installed adjacent bells.	\$1,600
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency lighting utilizes battery packs located throughout the school.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Exit signage is adequate.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3		Provide power surge protection.	\$1,500
5.3.2	Panels and wireways capacity and condition.	3		Panels are 40+ years old and should be replaced.	\$7,500
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4		Wiring and devices in good condition.	
5.3.5	Motor controls.	3		Motor starters are 40+ years old and should be replaced.	\$3,000
	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		Lighting fixtures are 40+ years old and should be replaced.	\$33,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		Light fixtures may contain PCB ballasts. See Sec. 5.4.1 for replacement.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Exit signage should be replaced with Led type.	\$2,000
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 is Tie Mod Key 16.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		P.A. system is Multi-Vox, 40+ years old and should be replaced.	\$20,000
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network has Cat. 5 cabling and utilizes 3 Com hubs located in library and electrical room.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Network cabling installed in raceways.	
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).	4		New panel provided for computer circuits.	
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		Intrusion alarm provided by motion detectors, coverage is adequate.	
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				\$83,600

Section 6	Portable Buildings (1-1980)	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	Timber bin wall supports placed on grade, subject to movement. Woodframe construction.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Built-up roof, poor condition.	\$6,500
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascias.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Double/double aluminum hung windows.	
		3	Hollow metal door, pressed steel frame, repaint.	\$200
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet and corlon in poor condition.	\$4,000
		3	Vinyl on drywall with batton joints in poor condition. See 6.1.11.	
		3	Vinyl panel and batton ceiling in poor condition. See 6.1.11.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Painted coat shelving. Provide Teachers cupboard and shelving units.	\$2,200
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Porcelain chalk boards, vinyl tack, aluminum trim.	
6.1.8	Heating system.	2	Warm air furnace, minimum fresh air, perimeter distribution need upgrade.	\$12,000
6.1.9	Ventilation system.	2	Minimum fresh air does not meet code. See 6.1.8. above.	
6.1.10	Electrical, communication and data network systems.	3	Upgrade lighting to provide adequate illumination, existing level is 40 fc.	\$2,600
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Life safety systems are in good condition. Non-fire-rated. Upgrade to 45 minute rating, add t-bar ceiling and paint.	\$4,500
6.1.12	Barrier-free access.	4	Through the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$32,000

Section 6	Portable Buildings (1-1981)	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	Timber bin wall supports placed on grade, subject to movement. Wood frame construction.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Built-up roof, poor condition.	\$13,000
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascias.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Aluminum double/double hung windows.	
		3	Hollow metal door and pressed steel frame, repaint.	\$400
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Corlon and carpet in good condition.	
		3	Vinyl on drywall with batten joints in poor condition. See 6.1.11.	
		4	Textured drywall ceiling in poor condition.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Millwork in good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Porcelain chalk boards, vinyl tackboards, aluminum trim.	
6.1.8	Heating system.	2	Warm air furnace, minimum fresh air, perimeter distribution need upgrade.	\$12,000
6.1.9	Ventilation system.	2	Minimum fresh air does not meet code. See 6.1.8. above.	
6.1.10	Electrical, communication and data network systems.	4	Illumination 60+ fc. Power is adequate. P.A. system is installed.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Life safety systems are in good condition. Non-fire-rated. Upgrade to 45 minute rating and add t-bar ceiling and paint.	\$9,000
6.1.12	Barrier-free access.	4	Through the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$34,400

Section 6	Portable Buildings (1-1997)	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	Timber bin wall supports placed on grade, subject to movement. Woodframe construction.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	SBS roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascias.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Hollow metal door, pressed steel frames.	
		4	Aluminum double hung, sealed units.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet and corlon.	
		4	Drywall painted.	
		4	Tee-bar and mineral tile.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Birch millwork.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Porcelain chalk boards, vinyl tackboards, aluminum trim.	
6.1.8	Heating system.	4	1997 Upgrade furnace meets code.	
6.1.9	Ventilation system.	4	Minimum fresh air meets code.	
6.1.10	Electrical, communication and data network systems.	4	Illumination 60+ fc. Power is adequate. P.A. system is installed.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Life safety systems are in good condition. 45 minute rating.	
6.1.12	Barrier-free access.	4	Through main school.	
	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 (including E.C.S. and L.S.)	2 1 1	78 76.6 78.5	311.1	4	80	320.0	(8.9)	
7.2	Science Rooms/Labs				1	95	95.0	(95.0)	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1	78.0 76.6	154.6	1 2	130 90	310.0	(155.4)	
7.4	Gymnasium (incl. gym storage)			176.5	1 1	250 25	275.0	(98.5)	
7.5	Library/Resource Areas			86.4	1	100	100.0	(13.6)	
7.6	Administration/Staff, Physical Education, Storage Areas			130.1	1 1 1	170 50 39	259.0	(128.9)	
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 Counseling							0.0	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			246.6		275 132 75 24	479.0	(232.4)	Including administration.
	Overall Space Adequacy Assessment			1105.3			1838.0	(732.7)	

Evaluation Component/ Sub-Component	Additional Notes and Comments