

School Name:		Isabel F. Cox		School Code:		5838	
Location:		339, 3rd Street, S.E. Redcliff		Facility Code:		200	
Region:		South		Superintendent:		Keith Jones	
Jurisdiction:		Prairie Rose Regional Div. #8		Contact Person:		Brian Frey	
				Telephone:		403-527-5516	
Grades:		K-III		School Capacity:		300	
<b>Building Section</b>		<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>		1954	1	690.0	Wood Frame, Flat Roof, Metal Cladding	Hot water heating on indoor air handling units with steam humidification.	Metal Cladding new in 1999
<b>Additions/ Expansions</b>		1955	1	378.5	Same as '54	Similar to above	Same as '54
		1961	1	92.3	Masonry, Flat Roof, Brick Cladding	Similar to above	
		1966	1	90.4	Same as '61	Similar to above	
		1971	1	73.7	Same as '54	Similar to above	Same as '54
		1999	1	888.6	Same as '54	Similar to above	
				193.0	Portables		
				<b>2406.5</b>	<b>Total Area</b>		
						Evaluator's Name:	A. Benson
						& Company:	CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)	1998	1	521.0 Est.		Major upgrade done to school in 1999.	Minor upgrading to Administration Areas finishes. Stage area incorporated into Gym.
	1999	1	1142.2 Est.			Substantial upgrade of finishes as part of crawl space restoration scheme.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1975	1	193.0	Wood Frame, Pitched Roof, Aluminium Cladding	Forced air furnaces	Original Cladding
List of Reports/ Supplementary Information	Mini Plans					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Gravel base for play ground equipment, landscape irrigation to south of building, relocation of fence off public property, some sidewalk repairs and handrail for exterior entrance ramp. Further investigation as to feasibility of relocating parking area.	\$22,500.00
2	Building Exterior	School exterior refinished with metal cladding in 1999 - generally in good condition with only minor repairs to the 1961 / 66 sections which where not redone.	\$5,500.00
3	Building Interior	Finishes upgraded in 1999 renovation scheme - good condition with only minor floor refinishing required in the 1961 section. The main entrance doors require H/C operators and the interior ramp access to the portables require handrails.	\$7,500.00
4	Mechanical Systems	Modernized mechanical system in good condition except uses direct boiler steam injection for humidification and other minor items.	\$25,750.00
5	Electrical Systems	Electrical system is good repair and only minor problems exist.	\$3,100.00
6	Portable Buildings	The exterior siding is original to the building and is in poor condition. New exit door is required and the concrete stoop at both exits has settled. Further investigation is recommended to access roofing condition. Mechanical & Electrical appear to be in good condition.	\$13,500.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus of 240.1M2: 12 classrooms provided, 8 required by guideline.	
	7.2 Science Rooms/Labs	Deficiency of 95.0M2: No science room provided but may not be necessary in that this is a grade III facility.	
	7.3 Ancillary Areas	Deficiency of 89.6M2: requisite number of rooms provided.	
	7.4 Gymnasium	Surplus of 44.7M2.	
	7.5 Library/Resource Areas	Surplus of 10.8M2.	
	7.6 Administration/Staff Areas	Deficiency of 104.0M2: No shower / dressing rooms provided.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficiency of 56.5M2	
	Overall School Conditions & Estim. Costs		\$77,850.00

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.	N/A	No structured athletic area, just single grass play field.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Play equipment good but base needs to be replaced with pea gravel.	\$5,000.00
1.1.4	Site landscaping.	3	North of building is grass, irrigated and in good condition. South of building is non-irrigated and in poor condition - extend irrigation to this area and re-grass.	\$7,500.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	The existing chainlink fence on east side of site is on public property - remove & relocate fence onto school property, estimate 120M2.	\$6,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Generally good, however, some work still pending under the 1999 construction deficiency program.	
1.1.7	Evidence of sub-soil problems.	4	None apparent.	
1.1.8	Safety and security concerns due to site conditions.	4	Play area well fenced, visibility good.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
	1.2.1 Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	2 access points, visibility good.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on-site road network, just parking pads as per item 1.3.2 below.	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site bus drop-off on 4th Street (east side of site)	
	1.2.4 Fire vehicle access.	5	Street on 3 sides of building.	
	1.2.5 Signage.	4	Signage on building face, visibility good.	
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	11 parking spaces in total including 1-H/C space.	
1.3.2	Layout and safety of parking lots.	F.I.	There are 2 small parking areas, one off 3-Avenue providing 5 stalls, the other off 3-Street providing 6 stalls. Both are directly off main streets and are in the front and side yard. The parking in the west yard is perpendicular parking with vehicles having to back out unto the street. - Consideration should be given to relocating all parking to the North side of the East Wing with a single exit off 4th Street. This would require application to the Town Authorities.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt with good surface drainage.	
1.3.4	Layout and safety of sidewalks.	4		
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete and asphalt sidewalks. Some concrete cracked - estimate 10M2 replacement.	\$2,000.00
1.3.6	Curb cuts and ramps for barrier free access.	3	Existing ramp at Main Entrance needs handrail (1954 Section).	\$2,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$22,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	All	Wood floor over crawl space in 1954, '55, '71 Sections incl.. Gym. Slab-on-grade in 1961, '66, & 99 Sections.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Wood frame - no apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Wood frame flat roof - no apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	As noted	<p>A roofing inspection was done in 1998 which indicates the following:</p> <p>Building Section 1954, '55, '61, '66 &amp; '71: Standard BUR system 17 years old with a substantial number of deficiencies. The Gym is an EPDM ballasted system 4 years old.</p> <p>Building Section 1999: Not included in the above report. Relatively new construction but present condition not known.</p>	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).				
2.2.3	Control of ice and snow falling from roof.	4	All	Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	No skylights.	
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).	3	All	Metal Cladding except face brick on 1961 & '66 Section. Broken and missing brick at N/E corner of 1966 Section - infill and repair with new brick.	\$1,500.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	As noted	Generally all Building Sections: metal clad fascia - good. 1961 Section: loose flashings at canopy over exit - needs repair and paint.	\$1,000.00
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 apparent problems	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Rain water leaders, surface drainage.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All		
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	1961	Double doors in poor condition and binding - replace	\$2,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No apparent problems.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Appropriate.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1961 1966	Window caulking needs to be redone.	\$1,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	No apparent problems.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No apparent problems.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$5,500.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Drywall construction.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1954 1955 1971	Wood floors substantially reconstructed as part of crawl space rehab work during the 1999 renovation.	
Other					
3.2	Materials and Finishes		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.1	Floor materials and finishes.	3	All	Classrooms: Sheet Goods Flooring - Good. Corridors: Porcelain Tile - Good. Admin and Library: Carpet - Good. Gym: Hardwood (over crawl space) - Good. Storage Room in 1961 section needs to be repainted.	\$1,000.00
3.2.2	Wall materials and finishes.	4	All	Classrooms: Painted Drywall. Corridors: Ceramic Tile Wainscoting Painted Drywall above. Gym: Melamine Panels Wainscoting, Painted Drywall above.	
3.2.3	Ceiling materials and finishes.	4	All	Classrooms: 2' x 4' Suspended Acoustic Tile. Corridors: 2' x 4' Suspended Acoustic Tile. Gym: 12" x 12" Acoustic Tile.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	4	All	Solid core wood doors with glazed vision light. Pressed steel door frames. Appropriate hardware with lever handles.	
3.2.5	Millwork	4	All	Appropriate.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Appropriate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1954	Climbing frame and adjustable backstops in Gym.	
3.2.8	Washroom materials and finishes.	4	As Noted	1954:- Quarry tile floor; ceramic tile wainscoting; painted drywall; 2' x 4' A.T. ceiling. 1961:- Mosaic tile floor; glazed brick walls; painted drywall ceiling. 1999:- Porcelain floor tile; ceramic tile wainscoting; painted drywall; 2' x 4' A.T. 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	Combustible construction, sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	N/A	All	None required as sprinklered building.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appropriate to a sprinklered building.	
3.3.4	Exiting distances and access to exits.	4	All	Satisfactory.	
3.3.5	Barrier-free access.	3	As Noted	1954:- Main Entrance requires H/C door operator. 1999:- Handrails required for existing ramp access to Portables.	\$6,500.00
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 reports available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All		
Other					
	Overall Bldg Interior Condition & Estim Costs				\$7,500.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
	4.1.1 Site drainage systems (i.e., surface and underground systems, catch basins).	4		Surface drainage. Building is very low on site.	
	4.1.2 Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Irrigation complete with back flow prevention.	
	4.1.3 Outside storage tanks.	N/A			
	Other	N/A			
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.2.1 Fire hydrants and siamese connections.	4		Hydrant adjacent to school, siamese connection	
	4.2.2 Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		No fire hose cabinets. Building is fully sprinklered.	
	4.2.3 Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Fire extinguishers tested April 1999	
	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		Town of Red Cliff	
4.3.2	Water treatment system(s).	4		By Town of Red Cliff	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Back flow prevention done.	
4.3.4	Piping and fittings.	4		Good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water John Wood 32,400 BTU/HR. 24.3 gallon complete with recirculation	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Town of Red Cliff	
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		Original building - 5section Hydrotherm 1,500,000, 2 pumps. New wing 4 Weil McLain 427,000, 6 pumps.	
4.4.2	Heating controls (including use of current energy management technology).	4		CSI indoor outdoor	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Combustion air with skirt and relief air. Old wing needs relief air added.	\$750.00
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Good condition.	
4.4.6	Heating air filtration systems and filters.	4		Bag filters.	
4.4.7	Heating humidification systems and components.	2		Steam direct injection. Remove chemicals and install RO with steam to steam pan humidifier	\$25,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Modernized school	
4.4.9	Heating piping, valve and/or duct insulation.	4		Modernized school	
4.4.10	Heat exchangers.	N/A		Glycol done by separate boiler system.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		VAV boxes	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom	
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.	5		Multiple York inside air handling units, DX cooling, glycol heating, bag filter with pre-filter and mixing sections.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	5		Appears good. Claimed to be 20 cfm per person	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	5		Appear good	
4.5.4	Exhaust systems capacity and condition.	5		Appear good	
4.5.5	Separation of out flow from air intakes.	5		Appear good	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		5		Crawl space is ventilated.	

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		Not separate system	
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		Condensing units on roof. These are new units.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Part of above system	
4.6.3	Cooling system controls (including use of current energy management technology).	5		Controlled by CSI system	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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.	5		CSI	
	Overall Mech Systems Condition & Estim. Costs				\$25,750.00

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).	4		600A 120/208/60/3 underground	
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		4 duplexes on building in 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).	5		Edwards addressable	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Battery packs and remote heads	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Exit lights in old wing not tied into battery packs	\$1,100.00
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 only	
5.3.2	Panels and wireways capacity and condition.	4		Good condition	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Good condition	
5.3.5	Motor controls.	4		Good condition	
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		Classrooms 65-80FC (fluorescent), corridor 18-20FC (fluorescent), offices 50-80FC (fluorescent), gym 30FC (fluorescent). Gym due for upgrade.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Modernized except in gym (see above)	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T-8 except gym due to be upgraded	
Other		N/A			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		Northstar. Telephone per classroom	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom	
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).	5		Very well done	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Located in staff room	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Lots of spare capacity in new wing. Old wing panels are full	\$2,000.00
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		DSC	
5.6.3	Master clock system (if applicable).	N/A		No clock, bells only	
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		N/A			
	Overall Elect. Systems Condition & Estim Costs				\$3,100.00

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Concrete foundation wall - vertical crack on south side needs repair to prevent frost action.	\$1,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	Asphalt Shingles	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Original 1975 aluminium cladding in poor condition - estimate 55M2 replacement.	\$5,500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	New exterior double door required at south exit.	\$2,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Walls: Painted Drywall. Floor: Carpet. Ceiling: Stippled Drywall.	
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	Satisfactory.	
6.1.8	Heating system.	4	Palm Air complete with condensing unit. Temperature appears good (window air conditioning units have been removed).	
6.1.9	Ventilation system.	4	Part of above system.	
6.1.10	Electrical, communication and data network systems.	4	Lighting good, panels have spare capacity.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Concrete stoop at both east and west exit has settled - reinstatement required.	\$5,000.00
6.1.12	Barrier-free access.	3	Ramp from main building requires handrails. Price included in item 3.3.5 above.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$13,500.00</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	12	Varies	880.1	8	80.0	640.0	240.1	Including 2 portable classrooms
7.2	Science Rooms/Labs	0		0.0	1		95.0	-95.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	As noted	220.4	3		310.0	-89.6	1-Music Room 82.3M2. 1-Art Room 68.9M2. 1-Computer Lab 69.2M2.
7.4	Gymnasium (incl. gym storage)	1		319.7	1		275.0	44.7	
7.5	Library/Resource Areas	2	As noted	150.8	1		140.0	10.8	1-Library 100.4M2. 1-Resource Room 50.4M2.
7.6	Administration/Staff, Physical Education, Storage Areas			244.0			348.0	-104.0	No Shower / Dressing Rooms.
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)			591.5			648.0	-56.5	
	<b>Overall Space Adequacy Assessment</b>	18		2,406.5	14		2,456.0	-49.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments