	School Name:	Irvine				School Code:	6803
	Location:	Irvine				Facility Code:	190
	Region:	South				Superintendent:	Keith Jones
	Jurisdiction:	Prairie Rose Regional Div. #8				Contact Person:	Brian Frey
						Telephone:	403-527-5516
	Grades:	I-XII				School Capacity:	415
							1999 enrollment 357

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	1980	1	511	Masonry, flat roof, brick cladding	Unit Heaters and Gas Furnaces.	Free-standing Industrial Arts building
	1991	1	4103.8	Masonry, pitched roof, brick exterior	Two hot water heating boilers with radiation. Multiple air handling units with air conditioning.	Replacement of original school
Additions/ Expansions						
			512.4	Portables		
			5127.2	Total Area		

						Evaluator's Name:	A. Benson
						& Company:	CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)							
		N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1995	1	178.4	Frame, flat roof, metal siding	Forced air furnace	Free-standing, relocatable
		1991	1	334	Frame, metal roof, metal siding	Forced air furnace not designed for classrooms	Free-standing, relocatable - complete portable listed for replacement
List of Reports/ Supplementary Information					Mini plans for replacement school not available. Sketch of present school site with area calculations provided by school jurisdiction. No reports available.		

	Evaluation Components	Summary Assessment	Estim. Cost
1	**Site Conditions**	Some asphalt pavement drainage problems, fencing required at playground area, some cracked sidewalks.	$43,500
2	**Building Exterior**	Building exterior generally in good condition. Further investigation recommended for roofing of I.A building.	$1,200
3	**Building Interior**	Minor wall cracks, most classroom floor finishes need to be renewed, some doors and millwork require repair/refinishing and some additional barrier-free requirements needed. Further investigation recommended for hazardous materials.	$111,100
4	**Mechanical Systems**	Generally good repair, however need to improve or add exhaust in several areas, and correct some plumbing problems. Further investigation for heating system combustion air recommended.	$17,150
5	**Electrical Systems**	Generally good condition. Need to correct some minor problems.	$2,900
6	**Portable Buildings**	1991 portables to be replaced. 1995 portables require entrance ramp and new floor finishes.	$379,800
7	**Space Adequacy:**	Existing School area data not available - room sizes not determined.	
	7.1 Classrooms	7 Classrooms in excess of guideline.	
	7.2 Science Rooms/Labs	1 Science room counted, 2 required by guideline.	
	7.3 Ancillary Areas	2 Areas counted, 3 required by guideline.	
	7.4 Gymnasium	1 Gym provided, 1 required by guideline.	
	7.5 Library/Resource Areas	3 Areas counted, 1 required by guideline.	
	7.6 Administration/Staff Areas	Area not determined.	
	7.7 CTS Areas	Home Economics and Industrial Arts provided.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Area not determined.	
	Overall School Conditions & Estim. Costs		$555,650

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.	3	250 metre track - no apparent problems. Baseball diamonds - shale infield needs sterilizing. Basketball court and volleyball court - no apparent problems. Tennis court with chainlink fence - gates need repair.	$2,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Condition adequate except two sets of swings require construction of a pea gravel base.	$5,000
1.1.4	Site landscaping.	4	Lawn areas in front of school between I.A and tennis courts and between I.A and ECS building are sprinklered. East of main building to end of property is natural prairie grass.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fence for most of site perimeter.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4		
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	1	Fence required on west side to separate playground area from street.	$8,000
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	2 access points, satisfactory.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Asphalt - ponding needs to be addressed.	$20,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus lane on site - satisfactory.	
1.2.4	Fire vehicle access.	4	Satisfactory.	
1.2.5	Signage.	4	Signage on building - satisfactory.	
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	40 on-site parking spaces including 2 H/C spaces. Angle parking also provided off Brock Street.	
1.3.2	Layout and safety of parking lots.	4	Satisfactory.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt, surface drainage - ponding needs to be addressed (cost included in Item 1.2.2 above).	
1.3.4	Layout and safety of sidewalks.	4	Satisfactory.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks. Estimate 85 m^2 needs replacement due to spalling and cracking.	$8,500
1.3.6	Curb cuts and ramps for barrier free access.	4	Level site.	
Other				
	Overall Site Conditions & Estimated Costs			$43,500

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	All	Slab on grade - no problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	All	Masonry walls - no problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980 1991	Flat roof - no problems noted. Pitched truss rafters - no problems noted.	
2.1.4	Control/expansion joints.	4	All	No problems noted.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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.***		**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.	1980 1991	Flat roof - no information available, recommend roofing inspection. Pitched roof with metal roof tiles, 8 years old - condition appears good.	
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.	4	All	No apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1991	Leakage at 3 skylights in Library has been repaired but stained ceiling tiles need replaced.	$1,200
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	All	Brick - no apparent problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	All	Pre-finished metal fascia and soffits.	
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).	4	1980	Painted metal doors - no apparent problems.	
			1991	Aluminum doors - no apparent problems.	
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	No apparent problems.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Aluminum windows - no apparent problems.	
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 problems noted	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$1,200

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	1991	Masonry load bearing and non-load bearing - lintel cracked at classroom door in north wing, needs to be re-built, vertical construction joints in Library requires re-pointing & caulking, small areas of block joints cracked near high level ceiling.	$2,000
			1980	Masonry & drywall - no apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slab on grade - no problems noted.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	3	1980	Generally paint finish, storage room requires new finish.	
			1991	VC tile in corridors & some special purpose rooms. Carpet in most classrooms & Administration. Porcelain tile in entry vestibules. Wood in gym. 1107 m2 of carpet in classrooms needs replacement and minor VCT repairs.	$45,000
3.2.2	Wall materials and finishes.	4	1980	Paint, adequate for I.A. building.	
			1991	Concrete block, painted, good.	
3.2.3	Ceiling materials and finishes.	4	1980	Exposed structure, painted, adequate for I.A. building.	
			1991	2' x 2' A.T. suspended ceilings in corridors, 2' x 4' in classrooms & gym.	

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	1980	Metal doors & frames, knob needs replacement on furnace room.	$2,100
			1991	Painted metal door & frames, labeled - some need paint (10 units). Double door at gym storage needs O/H coordinator.	
3.2.5	Millwork	3	All	Generally satisfactory, except Lab in 1980 Industrial Arts Building needs new worktops.	$2,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Satisfactory.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Satisfactory.	
3.2.8	Washroom materials and finishes.	4	1980	All paint.	
			1991	Ceramic tile floor & walls. 2' x 4' A.T. ceiling.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	**Health and Safety Concerns --- *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.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1980	Non-combustible construction, non-sprinklered.	
			1991	Non-combustible construction except combustible roof, sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appropriate.	
3.3.4	Exiting distances and access to exits.	4	All	Appropriate.	
3.3.5	Barrier-free access.	3	As Noted	1980: Mezzanine classroom not accessible - wheel chair lift required. 1991: Doors at N/E vestibule need to be wider & H/C opener added to accommodate access to free-standing portables. Shower/dressing rooms not accessible due to stairs - provide separate room. Washrooms accessible but require lever faucets, sidewall grab bars and proper knee space at vanity for wheel chair use.	$60,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		No information available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other					
	Overall Bldg Interior Condition & Estim Costs				$111,100

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).	4		Irrigation and hose bibs (all have back flow prevention)	
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		Hydrant and siamese connection	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Sprinklered building	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3		Fire extinguishers tested May 1999 except missed testing two extinguishers.	$200
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		Cypress County taste poor, colour poor	
4.3.2	Water treatment system(s).	4		By Cypress County	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Back flow prevention on irrigation and sprinklers not on domestic cold water.	$1,500
4.3.4	Piping and fittings.	4		Good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	2		Add back flow prevention to custodial floor mechanic acid trap need for charger	$1,500
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		Two domestic hot water tanks John Wood 38,000 BTU/HR 15 litres each. Recirculation pump appears too large. CTS John Wood 32,400 BTU/HR 33 gallon	$750
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		County System	
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		Two Superhot 2,520,000 BTU/HR, 2 heating pumps	
4.4.2	Heating controls (including use of current energy management technology.	4		Pneumatic with air dryer and CSI building management system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	FI		Combustion air complete with skirt and relief air. However, combustion air largely blocked off with insulation. Remove and investigate why this is necessary and correct problem.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter	
4.4.5	Low water cut-off/pressure relief valves and failure alarms (i.e., hot water heating).	4		Good condition.	
4.4.6	Heating air filtration systems and filters.	4		Filters good	
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	**Heating Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Radiation	
4.4.9	Heating piping, valve and/or duct insulation.	4		Good condition.	
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		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.	4		EngA DJ-100 for gym. LM-3 for library complete with cooling. DJ 40 3-LM 18 complete with cooling (no heat). CTS furnace Lennox 82,000 BTU/HR, Lennox centrifugal unit heater and two Flame Master EM235 furnaces.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay	
4.5.4	Exhaust systems capacity and condition.	4		Separate make-up, exhaust and dust collector in CTS	
4.5.5	Separation of out flow from air intakes.	4		Appears good	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	2		Hood required over two stoves. Add exhaust to main electrical room to exhaust charger fumes.	$7,200
Other		3		Change CTS hoods from overhead to slot front. Put hood over kiln in CTS.	$6,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
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		Two Trane RAUC60, one Trane TTA180B, one Trane TTA120B	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Part of above system (4.5.1)	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Units run from CSI energy management 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				$17,150

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		Underground 1600 amp 120/208/60/3. 200 amp 120/208/60/3 to CTS	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		HPS improve lights at front door	$1,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		12 duplex 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).	4		Simplex 4002	
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).	4		Exit lights tied into battery packs	
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		Surge protection on panels and power bars	
5.3.2	Panels and wireways capacity and condition.	4		Newer	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Newer	
5.3.5	Motor controls.	4		Newer	
Other		3		Add 4 magnetic starters to CTS shop equipment	$400

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		Gym 40-50FC, classroom 35-50FC, library 30-70FC, corridor 15-40FC	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		T-8 retrofit done	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		T-8	
Other		2		Change balance of paint room to Class 1 Division1	$1,000

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		Meridian. Has a telephone per classroom	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom, dish for computers	
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		Conduit and wiremold	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		In janitor's office	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Enough spare capacity	
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-All Knight	
5.6.3	Master clock system (if applicable).	4		Master clock and bells in hall	
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				$2,900

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	1991 Portable: School District plans to replace these two (2) portables due to poor wood foundation and floor structure ($1,103 m2). 1995 Portable: (2) - no problems noted.	$368,400
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	1995 Portable: flat roof - no apparent problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	1995 Portable: metal siding - satisfactory.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	1995 Portable: satisfactory.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	1995 Portable: vinyl wall and ceiling panels - satisfactory, carpet flooring needs replacement.	$8,900
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	1995 Portable: satisfactory.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	1995 Portable: satisfactory.	
6.1.8	Heating system.	2	1991 Portable: The system was not designed for classrooms and does not work properly. Window air conditioning units. These can lead to poor indoor air quality. Complete portable listed for replacement costing part of 6.1.1 above. 1995 Portable: Furnaces Coleman Evcon DGAT 090BDD.	
6.1.9	Ventilation system.	4	1991: See 6.1.8 above. 1995: Part of heating system, see 6.1.8 above.	
6.1.10	Electrical, communication and data network systems.	4	1991: Lighting okay T-8 - 42FC system okay. See 6.1.8 above.: 1995: System okay.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	1995 Portable: no apparent problems.	
6.1.12	Barrier-free access.	3	1995 Portable: entrance ramp required.	$2,500
	Overall Portable Bldgs Condition & Estim Costs			$379,800

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			11	80	880		Including 6 portable classrooms.
7.2	Science Rooms/Labs	1			2		208		
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2			3		310		
7.4	Gymnasium (incl. gym storage)	1			1		537		
7.5	Library/Resource Areas	3			1		184		
7.6	Administration/Staff, Physical Education, Storage Areas						413		
7.7	CTS Areas								
	7.7.1 Business Education	0			0				
	7.7.2 Home Economics	2			1		160		
	7.7.3 Industrial Arts	1			1		280		
	7.7.4 Other CTS Programs	0			0				
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)						1089		
	Overall Space Adequacy Assessment	28		5350	20		4061		Existing room area data not available. New facility data based on 65% elementry, 35% junior high.

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