

School Name:		J. W. Costello Elementary			School Code:		8558
Location:		300 Strathcona Dr. SW			Facility Code:		1946
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:		325
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		1994	1	3,105.00	Concrete foundation, frame and masonry bearing walls, wood trusses, Eng. wood joists, Sbs and concrete tile roof, brick veneer cladding.	Hot water boiler with perimeter radiation and constant volume air supply	
		Sub-total		3,105.00			
Additions/ Expansions							
Evaluator's Name and Company:					Ron Boruk, Ron Boruk Architect Ltd.		

Upgrading/ Modernization (identify whether minor or major)	N/A						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1-1986	1	90	Bin foundation, frame walls, Eng-wood joists, sbs roof.		attached	
	1-1991	1	90	Bin foundation, frame walls, Eng-wood joists, sbs roof.		attached	
	1-1997	1	90	Bin foundation, frame walls, Eng-wood joists, sbs roof.		attached	
	4-1998	1	360	Bin foundation, frame walls, Eng-wood joists, sbs roof.		attached	
	Sub-total		630 m2				
	Total		3,735.00 m2				
List of Reports/ Supplementary Information	None available at time of inspection. Roof in good condition.						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Overall site in good condition.	\$0
2	Building Exterior	Building exterior in good condition except for a roof leak in workroom 107 (F.I.).	\$0
3	Building Interior	Interior generally in good condition except for drywall cracks above and below windows and frayed carpet seams.	\$10,600
4	Mechanical Systems	Requires addition of air conditioning to the staff lounge, Room 200 and the Computer room.	\$20,000
5	Electrical Systems	Exit signage should be upgraded to 1997 ABC standards. Provide a ventilated air-conditioned network closet. Staff lounge, room 200 and computer lab require additional cooling. Power surge protection is recommended. Lighting should be upgraded to more efficient electronic ballasts.	\$95,100
6	Portable Buildings	Portables require floor replacement and painting. Replace furnaces in 1986 and 1991 portables. Electrical and life safety systems are in good condition.	\$29,200
7	Space Adequacy:	Area vs. guidelines	
	7.1 Classrooms	Slightly exceeds area guidelines.	2.9
	7.2 Science Rooms/Labs	Slightly deficient under area guidelines.	(1.7)
	7.3 Ancillary Areas	Deficient under area guidelines.	(99.8)
	7.4 Gymnasium	Slightly exceeds area guidelines.	25.2
	7.5 Library/Resource Areas	Slightly exceeds area guidelines.	42.5
	7.6 Administration/Staff Areas	Deficient under area guidelines.	(160.6)
	7.7 CTS Areas	N/A	0.0
	7.8 Other Non-Instructional Areas (incl. gross-up)	Exceeds area guidelines.	270.5
	Overall School Conditions & Estim. Costs		79.0
			\$154,900

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	Adequate. Joint site CRSSSB and Parks and Rec soccer, ball diamonds.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Paved play area, grass play area, good condition.	
1.1.4	Site landscaping.	4	Grass areas, shrubs and trees, all in good condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link at playing fields, bike racks, flag pole, all in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Positive drainage swale to catch basins in grass areas, on site retention, parking drainage to catch basins.	
1.1.7	Evidence of sub-soil problems.	4	None evident	
1.1.8	Safety and security concerns due to site conditions.	4	None evident	
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	Access at front door, 2 side doors and 2 mudroom locations. Vehicular access from street, two locations. Access points visible and safe.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt paved access to parking, asphalt paved fire lane.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On site drop-off area at the front entrance.	
1.2.4	Fire vehicle access.	4	Access from one street and fire lane on site.	
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	Adequate parking for staff, visitors, and disable in accordance with city regulations. 1 handicap, 7 visitor, and 25 staff stalls.	
1.3.2	Layout and safety of parking lots.	4	Good layout, no safety concerns.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface, drainage to catch basins.	
1.3.4	Layout and safety of sidewalks.	4	Conc walks to front and side entry, along parking, asphalt walks to the mudroom entries, safe conditions.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete and asphalt, drain away from the building and to drainage swale.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Handicap curb cut at front entrance.	
Other				
	Overall Site Conditions & Estimated Costs			\$0

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	1994	Structural slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1994	Good condition, no signs of movement.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1994	Good condition, no signs of movement. Wood truss roof.	
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).	4	1994	Original concrete tile roof in good condition. Original s.b.s. roof in good condition.	
		F.I.		Roof leak in staff workroom 107.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1994	Access to attic compartments from the Mechanical Room. Access to roof by ladder and roof hatches.	
2.2.3	Control of ice and snow falling from roof.	4	1994	Flat and pitched roof, no ice/snow falling problems.	
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		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1994	Giant brick in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1994	Pre-finished metal fascias and soffits in good condition.	
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	1994	No air infiltration or ice build-up evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1994	Roof drainage internal.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1994	No cracks evident.	
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	1994	Metal insulated painted in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1994	Locks, closers, latches in good condition.	
2.4.3	Exit door hardware, (i.e., safety and/or code concerns)	4	1994	Panic hardware on all exit doors in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1994	Anodized aluminum, thermally broken, fixed and awning, sealed units in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1994	Screens, lever locks.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1994	No signs of condensation.	
Other					
	Overall Bldg. Exterior Condition & Estim Costs				\$0

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	1994	Concrete block and drywall, minor crack in concrete block gym kitchen wall. Drywall cracks above and below windows, 6 locations.	\$3,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1994	Structural slab on grade, no signs evident. Mechanical room, suspended concrete slab.	
Other	Movable Partitions				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1994	Painted concrete, coloured hardener, hardwood, quarry tile, corlon, carpet, v.c.t. Frayed seam Sc 115, and CR102.	\$7,000
3.2.2	Wall materials and finishes.	4	1994	Concrete block and drywall painted, cedar battens acoustic treatment in good condition.	
3.2.3	Ceiling materials and finishes.	4	1994	T-bar and mineral tile, painted drywall, tectum acoustic panels.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	1994	Birch clear finish, metal fire rated, insulated metal, pressed steel frames and hardware in good condition. Panics on all exits.	
3.2.5	Millwork	4	1994	Birch clear finish in good condition.	
		3	1994	Plastic lam window sills delaminating.	\$600
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1994	Porcelain chalf, vinyl tack, aluminum trim, map rails in good condition. Movable walls in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1994	Ceiling mount divider curtain, 2 cross court backboards, 1 main court, climbing frame, swinging ropes.	
3.2.8	Washroom materials and finishes.	4	1994	Quarry tile floor, block painted, drywall ceilings painted, glazed ceramic wall tile, non-slip ceramic shower floor, pre-finished metal stalls, wood benches all in good condition.	
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	
		4	1994	Combustible and non-combustible construction.	
		4	1994	Fire walls 2-hr, building divided into 4 buildings.	
		4	1994	1 1/2 hour fire doors at 2 hour fire walls, 45 min fire doors to 1 hour Mechanical rooms, 20 minute wood doors to 45 minute classrooms and wash rooms.	
		4	1994	In compliance with A.B.C.	
		4	1994	Barrier free access at front entrance.	
		4	1994	None evident.	
		4	1994	None evident.	
Other					
	Overall Bldg. Interior Condition & Estim Costs				\$10,600

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		The roof drains and catch basins are connected to the underground municipal and sanitary system There is some overload drainage from an adjacent park..	
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.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and Siamese connections.	4		There is a fire hydrant located on site.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A			
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).	N/A			
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		There is a single 100mm water service to the building. The domestic water service has a 50 mm meter and approved backflow preventor .The irrigation system has a 50mm meter complete with approved backflow preventor.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		In good condition with approved backflow preventor on the 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 throughout the school	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		There is an A.O.Smith model BT 197H-880S tank type heater complete with Armstrong recirculation pump.	
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. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4		There are two(2) Super Hot model AAE-1800-N-M natural draft boilers in place.	
4.4.2	Heating controls (including use of current energy management technology).	4		Landis and Gyr Controls complete with pneumatic valves and thermostats	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		In good condition	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter in place	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		In good condition.	
4.4.6	Heating air filtration systems and filters.	N/A			
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		Perimeter hot water heating in place with a constant volume ventilation system and pneumatic controls	
4.4.9	Heating piping, valve and/or duct insulation.	4		In good conditon	
4.4.10	Heat exchangers.	4		There is an Armstrong glycol heat exchanger for the heating coils in the main air handling unit and the gymnasium air handling unit.	
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		In good condition	
4.4.13	Zone/unit heaters and controls.	4		In good condition	
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		The main air handling unit is a Trane model T52 (12,341 l/sec) Torivent unit and is complete with glycol heating coil, spray coil and supply fan. The gymnasium unit is a Trane model TC-11 (2301 l/sec) Torivent unit and is complete with glycol heating coil , spray coil and supply fan.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Complies with ABC.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Good air distribution.	
4.5.4	Exhaust systems capacity and condition.	4		Good condition.	
4.5.5	Separation of out flow from air intakes.	4		Satisfactory separation.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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		The ventilaion controls are pneumatic.	
4.5.8	Air filtration systems and filters.	4		Filters are in good condition.	
4.5.9	Humidification system and components.	4		The main air handling and gymnasium units are complete with spray coil humidifiers	
4.5.10	Heat exchangers.	4		There is a glycol heat exchanger for the heating coils in the main and gymnasium air handling units.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3		The staff lounge, Room 200, and the computer lab, Room 128, tend to overheat due to solar loads and equipment loads. Recommend addition of a booster fan with dx cooling coil and air cooled condenser	\$20,000
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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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		D.D.C. control system (Landis and Gyr) has been removed . Control system consists of pneumatic valves and thermostats.	
Overall Mech Systems Condition & Estim. Costs					\$20,000

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).	5		Primary service is 120/208V, 3 phase, 4 wire, underground feed, approximately 6 years old.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		Entrances illuminated with HID fixtures.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		Parking lot has 26 plug-ins with time control.	
	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).	5		Fire alarm system is an Edwards 2000.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency lighting provided by battery packs.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	3		Provide exit signage at fire doors.	\$1,600
	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		Provide power surge protection.	\$1,500
5.3.2	Panels and wireways capacity and condition.	5		Panels are approximately 6 years old with 20% spare capacity.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	3		Staff lounge, room 200, and computer lab require additional cooling.	\$1,000
5.3.5	Motor controls.	5		Motor control utilizes Siemens 8 plex starters, approximately 6 years old.	
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).	4		Lighting is predominately fluorescent fixtures. Illumination levels are: classrooms 60+ fc, administration 60+ fc, corridors 30+ fc, storage areas 40+ fc, and gymnasium 65 fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No concerns.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Lighting should be replaced with efficient electronic ballasts and T8 lamps. Exit signage should be replaced with LED type.	\$88,500
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).	5		Telephone system is a Tie Mod Key 16 with 4 incoming lines and 16 stations.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		P.A. system is a Rauland, approximately 6 years old.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Network utilizes Cat. 5 cabling with RJ22 connectors and Com 3 hubs.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Network cabling installed in raceways.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Provide air conditioned closet.	\$2,500
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits have been provided for hubs and computer lab.	
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).	5		Motion detectors provide intrusion alarms with 24 hour monitoring.	
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				\$95,100

Section 6	Portable Buildings (1 - 1986)	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	S.B.S. roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascia.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Hollow metal door, pressed steel frame, repaint.	\$200
		4	Aluminum double hung, sealed units.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Carpet and corlon, poor condition.	\$4,000
		3	Drywall walls, poor paint.	\$1,000
		4	T-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 tack, aluminum trim.	
6.1.8	Heating system.	2	Warm air furnace does not meet code requirements for fresh air.	\$12,000
6.1.9	Ventilation system.	2	Minimum fresh air requirement does not meet code. (See 6.1.8. above.)	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems are in good condition. Illumination level is 60+ fc.	
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 the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$17,200

Section 6	Portable Buildings (1 - 1991)	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	S.B.S. roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascia.	
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 frame.	
		4	Aluminum double hung, sealed units.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet and corlon.	
		4	Drywall walls.	
		4	T-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 tack, aluminum trim.	
6.1.8	Heating system.	2	Warm air furnace does not meet code requirements for fresh air.	\$12,000
6.1.9	Ventilation system.	2	Minimum fresh air requirement does not meet code. (See 6.1.8. above.)	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in good condition, illumination level is 50+ fc.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	45 minute rating.	
6.1.12	Barrier-free access.	4	Through the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$12,000

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	S.B.S. roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascia.	
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 frame.	
		4	Aluminum double hung, sealed units.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet and corlon.	
		4	Drywall walls.	
		4	T-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 tack, aluminum trim.	
6.1.8	Heating system.	4	Warm air furnace meets code requirements for fresh air.	
6.1.9	Ventilation system.	4	Minimum fresh air requirement meets code. (See 6.1.8. above.)	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems are in good condition. Illumination level is 60+ fc.	
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 the main school.	
	Overall Portable Bldgs Condition & Estim Costs			\$0

Section 6	Portable Buildings (4 - 1998)	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	S.B.S. roofing.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Cedar siding, pre-finished metal fascia.	
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 frame.	
		4	Aluminum double hung, sealed units.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet and corlon.	
		4	Drywall walls.	
		4	T-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 tack, aluminum trim.	
6.1.8	Heating system.	4	Warm air furnaces meet code requirements for fresh air.	
6.1.9	Ventilation system.	4	Minimum fresh air requirement meets code. (See 6.1.8. above.)	
6.1.10	Electrical, communication and data network systems.	4	Electrical systems are in good condition. Illumination level is 60+ fc.	
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 the 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	10	*	802.9	10	80	800.0	2.9	* 2@77.4, 1@76.0, 1@78.6, 1@79.9, 1@77.6, 1@77.8, 1@76.6, 2@90.8, slightly undersized.
7.2	Science Rooms/Labs	1		93.3	1	95	95.0	(1.7)	Slightly undersized.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1	109.2 101.0	210.2	1 2	130 90	310.0	(99.8)	Undersized, computer room included in library.
7.4	Gymnasium (incl. gym storage)	1	431.6 33.3	498.2	1	430 43	473.0	25.2	Oversize to accommodate portable classroom needs.
7.5	Library/Resource Areas	1	202.5	202.5	1	160	160.0	42.5	Oversized to accommodate portable classroom needs and computer room.
7.6	Administration/Staff, Physical Education, Storage Areas			220.4		247 70 64	381.0	(160.6)	Undersized.
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)			1077.5			807.0	270.5	
	Overall Space Adequacy Assessment	15		3105.0	16		3026.0	79.0	

Evaluation Component/ Sub-Component	Additional Notes and Comments