

School Facility Evaluation Project
Part III - Space Adequacy

School Name:	St. Sophia			School Code:	8224	
Location:	Edmonton			Facility Code:	1979	
Region:	Central			Superintendent:	Dr. Dale Ripley	
Jurisdiction:	Edmonton Catholic Regional Division No. 40			Contact Person:	Mr. Garnet Mc Kee	
				Telephone:	(780) 453-4500	
Grades:	K-6			School Capacity:	50	
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	1979	1	278.7	pre-engineered metal building, low slope standing seam metal roof, metal wall cladding.	furnaces	School closed June 30, 1993 and leased to Abbotsfield Rec. Centre.
Additions/ Expansions	1979	1	274.4	wood frame addition for portables.	furnaces	trailers, playground and chain link fencing around playground owned and installed by Red Road Healing Society. (not accessed for this evaluation)
	1984	1	18.0	steel frame, pre-engineered.	unheated	
	1998	1		miscellaneous wood and metal framed buildings have been added to gymnasium portion of building.	unheated	
	1999	1		several trailers have been attached to west end of building.	furnaces	
					Evaluator's Name:	Burgess Bredo
					& Company:	Burgess Bredo Architect Ltd.

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Upgrading/ Modernization (identify whether minor or major)	N/A			No modernizations		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1980	1	172.0	wood frame, flat roof, wood cladding	furnaces	2 units built in 1980 (ECS numbers 143 and 144) attached to school re-locatable, poor condition.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test: September 3, 1999 (Top Fire Safety)					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Poor drainage and landscaping. Sidewalks are very poor and hazardous. BFA does not comply.	N/A
2	Building Exterior	Roof drainage contributing to drainage and ponding problems. Door hardware and weatherstripping in poor condition.	N/A
3	Building Interior	Upgrading interior finishes required. Doors in poor condition. BFA does not comply.	N/A
4	Mechanical Systems	Building is currently leased out. Mechanical system is very old and does not comply with present codes. Mechanical system will have to be completely upgraded if building is to be reoccupied as a school.	N/A
5	Electrical Systems	Building is currently leased out. Electrical installation is very old, in poor shape, and does not comply with present codes. Electrical system will have to be completely upgraded if building is to be reoccupied as a school.	N/A
6	Portable Buildings	Roofing requires replacement. Doors and interior finishes require replacement/upgrading. BFA does not comply.	N/A
7	Space Adequacy:		
	7.1 Classrooms		
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		N/A

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Large site shared with adjacent community league.	
1.1.2	Outdoor athletic areas.	3	Rough grass and hard surface; requires topsoil and seeding.	N/A
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Asphalt area for basketball hoops, rinkboards for small skating rink. No playground equipment. Several picnic tables.	N/A
1.1.4	Site landscaping.	3	Minimal landscaping around building. Needs topsoil and seeding.	N/A
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Metal railing at front of building, bike stands provided but no flagpoles.	N/A
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Surface drainage along east side of building appears minimal, evidence of ponding.	N/A
1.1.7	Evidence of sub-soil problems.	4	No problems evident.	
1.1.8	Safety and security concerns due to site conditions.	4	No problems evident.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Vehicles access site from 119 Ave on south side of the site. Pedestrian access from City sidewalk along 119 Ave.	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Short asphalt driveway from 119 Ave to parking lot.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	No bus drop off zone provided or required.	
1.2.4	Fire vehicle access.	3	Good fire vehicle access around building but for fenced in playground at Red Road Healing Society.	N/A
1.2.5	Signage.	4	Building signed. Parking signed.	
Other				

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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	12 energized parking stalls.	
1.3.2	Layout and safety of parking lots.	4	Parking separated from play areas.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surface, no drainage problem in parking lot but drains towards the school.	N/A
1.3.4	Layout and safety of sidewalks.	4	Layout of sidewalks appears functional, separated from vehicular traffic.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete, concrete sidewalk blocks and wood; all in poor condition, uneven surfaces create hazard.	N/A
1.3.6	Curb cuts and ramps for barrier free access.	2	No curb cut provided, wood ramp to rear entrance inaccessible due to sidewalk system, ramp does not conform to code (railings).	N/A
Other				
	Overall Site Conditions & Estimated Costs			N/A

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	1979	Concrete slab on grade, wood framed suspended floor at mezzanine; no problems evident.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).				
		4	1979	Pre-engineered rigid steel frame; no problems evident.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).				
		4	1979	Pre-engineered rigid steel low slope; no problems evident.	
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>			
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	1979 Standing seam pre-finished metal cladding, low slope; no problems evident.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1979 Pre-finished metal trim, eavestroughs and down spouts.	
2.2.3	Control of ice and snow falling from roof.	4	1979 No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).		N/A No skylights.	
Other				

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope			
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1979 Pre-finished metal wall cladding.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1979 Pre-finished metal trims; no problems evident.	
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	1979 Metal cladding and wood frame walls; conventional BUR and standing seam metal panels; no reports of problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	3	1979 Downspout spills out into low area on east side of building.	N/A
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1979 No problems evident.	
Other				
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	1979 Hollow metal doors set in pressed steel frames; banged up but still functional.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1979	Hardware and weather stripping in poor condition; replace.	N/A
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1979	No problems evident.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	N/A		No windows in this phase.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	N/A			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1979	No problems evident.	
Other					
Overall Bldg Exterior Condition & Estim Costs					N/A

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).	4	1979	No problems evident.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1979	No problems evident.	
Other					
3.2	Materials and Finishes				
3.2.1	Floor materials and finishes.	2	1979	Vinyl tile, sheet vinyl and ceramic mosaic tile throughout in poor condition. Vinyl tile on gym floor is inappropriate.	N/A
3.2.2	Wall materials and finishes.	3	1979	Clear finish and painted plywood lining exterior walls, pegboard over acoustic insulation in gym. Pre-finished gypsum board over wood frames; all in poor condition requiring repairs.	
3.2.3	Ceiling materials and finishes.	N/A		No ceiling in gym portion, exposed steel structure and liner.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2	Materials and Finishes (cont'd)			
3.2.4	Interior doors and hardware.	3	1979 Wood doors set in wood and pressed steel frames in poor condition.	N/A
3.2.5	Millwork	4	1979 Plastic laminate vanities in washrooms.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1979 No writing boards or tackboards.	N/A
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1979 Basketball backboards currently being repaired.	
3.2.8	Washroom materials and finishes.	3	1979 Floors: vinyl tile and ceramic tile; poor condition. Walls: painted gypsum board, ceramic mosaic tile at urinals. Ceilings: painted gypsum board.	N/A
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>			
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1979 Combustible and non-combustible construction, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1979 Single zone within building; fire separations appear to comply.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1979 Appears to comply.	
3.3.4	Exiting distances and access to exits.	4	1979 Appears to comply.	
3.3.5	Barrier-free access.	2	1979 Path of travel: building entrances and ramp down to gym do not comply. Doors and doorways: no power assisted entrance provided. Washrooms: do not comply.	N/A
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	1979 No asbestos audit available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	1979 Ceramic tile flooring below urinals appears unhygienic.	N/A
Other				
	Overall Bldg Interior Condition & Estim Costs			N/A

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	1979	No catch basins. Surface drainage only. No problems noted.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A			
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems				
4.2.1	Fire hydrants and siamese connections.	N/A			
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	1979	Fire extinguisher installation does not comply with code. Building is currently leased out and will have to be regenerated in order to be occupied as a 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				
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1979	Looks like a 51 mm water service with a 38 mm water meter.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4	1979	Valves appear in good shape, no pumps, no backflow prevention.	
4.3.4	Piping and fittings.	4	1979	Copper and plastic water supply piping. Piping is in operating order, however is in poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1979	Plumbing installation is very old and in poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1979	1-GSW 33.3 gallon hot water tank provided. Installation is very old and in poor shape.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1979	Municipal service. No problems noted.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	4	1979	Heating is forced air provided from 2 Flamemaster and 2 Lennox furnaces. Installation is old and in poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.4.2	Heating controls (including use of current energy management technology).	4	1979	Basic thermostats provided to furnaces.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1979	Combustion air does not comply with present code. Chimney appears in good shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.4.4	Treatment of water used in heating systems.	N/A			
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	4	1979	Cartridge type air filters.	
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)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1979	Ductwork installation is very old and likely very dirty. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1979	Minor insulation provided to some ductwork. Installation is in poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.4.10	Heat exchangers.	4	1979	No problems noted, however, as furnaces are very old, the heat exchangers should be tested to ensure that they are not cracked.	
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	1979	Poor and uneven heating in building. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.4.13	Zone/unit heaters and controls.	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems				
4.5.1	Air handling units capacity and condition.	4	1979	Ventilation provided from furnaces and is in very poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1979	No indication of fresh air intakes to the ventilation equipment. Installation does not comply with present codes. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1979	Poor air distribution. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.5.4	Exhaust systems capacity and condition.	4	1979	Exhaust appears to service washrooms only. Installation is in poor shape. Building is currently leased out and will have to be regenerated in order to be occupied as a school.	
4.5.5	Separation of out flow from air intakes.	N/A			
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)				
	<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			
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					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems				
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				
4.7.1	Building wide/system wide control systems and/or energy management systems.	N/A			
Overall Mech Systems Condition & Estim. Costs					N/A

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	1979 Fused main service, 120/208V/3PH/4W, with a 400 amp frame main service disconnect. Service appears to be underground.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	1979 Marginal exterior lighting provided. Lighting subject to vandalism and is in poor shape. Building is currently leased out and will have to be regenerated if building is to be occupied as a school.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).		N/A	
Other			N/A	
5.2	Life Safety Systems			
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	1979 Simplex 4001 fire alarm system provided. Installation does not comply with present code and is in poor shape. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1979 Marginal installation with DC battery pack units with remote heads. Installation appears original and is in poor shape. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1979 Marginal installation with a few incandescent exit signs. Installation does not complete with code. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
Other			N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.			N/A	
5.3.2	Panels and wireways capacity and condition.	4	1979	Panelboards are very old and generally in poor shape. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).			N/A	
5.3.4	General wiring devices and methods.	4	1979	Devices generally provided with stainless steel coverplates. Devices are very old and in poor shape. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
5.3.5	Motor controls.			N/A	
Other				N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	1979	Lighting in building provided from fluorescent light fixtures using T12 lamps. Fixtures generally in very poor shape. Building is currently leased out and will have to be regenerated if building is to be reoccupied as a school.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).			N/A	
5.4.3	Implementation of energy efficiency measures and recommendations.			N/A	
Other				N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).		1979	Building is currently leased out and the tenant has their own phone system.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).			N/A	
5.5.3	Network cabling (if available, should be category 5 or better).			N/A	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).			N/A	
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).			N/A	
Other				N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems			
5.6.1	Site and building surveillance system (if applicable).		N/A	
5.6.2	Intrusion alarms (if applicable).		N/A	
5.6.3	Master clock system (if applicable).		N/A	
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			N/A

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>		ST. SOPHIA Attached on west side, office and support functions.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Wood blocking on temporary foundations and concrete piles; musty smell throughout building related to moisture in crawlspace.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Chronic leaks throughout are difficult to locate and repair.	N/A
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Painted wood siding; acceptable condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Wood doors set in wood and pressed steel frames; poor condition. Aluminum framed windows set in original wood frames; acceptable condition.	N/A
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Acoustic tile set in T-bar and gypsum board; water stained, rusting T-bar. Damaged gypsum board walls. Mismatched vinyl tiles are lifting.	N/A
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Painted wood millwork with plastic laminate countertops.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Minimal display and tackboards. No writing boards.	N/A
6.1.8	Heating system.	3	Heating is provided by furnaces.	N/A
6.1.9	Ventilation system.	3	Building ventilation provided through heating furnaces.	N/A
6.1.10	Electrical, communication and data network systems.	3	Data systems N/A. Electrical and communication systems are very old and in poor condition.	N/A
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Storage of materials in exit hallways is a concern to local Fire Marshall.	N/A
6.1.12	Barrier-free access.	3	Washrooms are not barrier free, building entrances do not comply.	N/A
	Overall Portable Bldgs Condition & Estim Costs			N/A

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms								Without classrooms it is difficult to determine requirements for an equivalent facility.
7.2	Science Rooms/Labs								
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)								
7.4	Gymnasium (incl. gym storage)			243.9					
7.5	Library/Resource Areas			45.3					
7.6	Administration/Staff, Physical Education, Storage Areas			76.4					
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			212					
	Overall Space Adequacy Assessment			654					