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Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981	1	863.32	Attached relocatable.	Furnaces.	Metal cladding.
	1985	1	86	Attached relocatable.	Furnaces.	Wood cladding.
			4041.43 Total Gross Area			Additional single classroom portables added to those noted on drawings. Assumed to be the portable noted as 1985 portable.
List of Reports/ Supplementary Information				1. No reports available.		
				2. Assistance from:		
				(a) Paddy Mullaney, Principal		
				(b) Al Burns, Custodian		

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Adequate.	\$0
2	Building Exterior	Generally good. Minor maintenance with regard to snow. Window and door replacement recommended. Allowance for renovations related to mechanical upgrades.	\$210,000
3	Building Interior	Repairing some wall finishes. Carpet replacement, painting and upgrading to white boards.	\$140,700
4	Mechanical Systems	Newer school with good mechanical system that is reaching the end of its life cycle. Recommended for upgrading.	\$489,341
5	Electrical Systems	Newer school with good electrical system. Upgrading to newer and energy efficient technology is recommended.	\$157,300
6	Portable Buildings	Exterior repair work and access ramp to 1 portable.	\$10,500
7	Space Adequacy:		
	7.1 Classrooms	Portables not included. School is maxed out with shortage of classrooms.	-513
	7.2 Science Rooms/Labs	Only 1 science room.	-76.73
	7.3 Ancillary Areas		-136.24
	7.4 Gymnasium	Adequate facility.	58.05
	7.5 Library/Resource Areas	Small because computer room is located in this space.	-55.56
	7.6 Administration/Staff Areas	Smallish, but functioning well.	-181.7
	7.7 CTS Areas		—
	7.8 Other Non-Instructional Areas (incl. gross-up)	Gym has shower rooms that aren't used.	-256.7
	Overall School Conditions & Estim. Costs		\$1,007,841

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Generous playgrounds/fields.	
1.1.2	Outdoor athletic areas.	4	Play fields.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Creative play areas (Parent Council support).	
1.1.4	Site landscaping.	4	Mature.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chain link fence.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent or noted problems.	
1.1.7	Evidence of sub-soil problems.	4	None apparent.	
1.1.8	Safety and security concerns due to site conditions.	4	Location of portables creates concealed exterior spaces, as well, main building west face has few windows and lots of hidden spaces.	
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).	5	Drop zone at school main entry on residential street.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Paved teacher parking.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	As in Item 1.2.1 above.	
1.2.4	Fire vehicle access.	5	City streets and lanes. School grounds have 4 access points which also provide access to playground side of building.	
1.2.5	Signage.	4	Exterior sign on building on east face - easy to see and read.	
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	Approximately 40 stalls. No on-street parking. Parking is insufficient during day and especially in evening for playground use. Additional parking occurs on adjacent City grassed area. This apparently is an acceptable situation.	
1.3.2	Layout and safety of parking lots.	4	Fenced from play areas. Pedestrian through traffic accessing playground.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Adequate.	
1.3.4	Layout and safety of sidewalks.	4	Adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete. Sidewalk around building on south side is subject to frost heave and has moved away from building face.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Newer area - quite accessible.	
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).	5		No indication of any problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	5		No indication of any problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	5		No indication of any problems.	
2.1.4	Control/expansion joints.	5		No problems.	
Other	Weepholes, masonry.	5		All appear to be functioning very well.	

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>		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.		Original roof still in place and has undergone numerous repairs. Leaking evident while on site and some repairs in progress. No major leaking as yet.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	5		Appear to be in good condition. Has door to roof from mechanical room.	
2.2.3	Control of ice and snow falling from roof.	1		Snow and ice fall/slide down rounded end of entry portico. Snow guards should be installed above the eaves trough.	\$4,500
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Clerestorey windows in library - no problems.	
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).	5		Masonry is good.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	5		No damage or deterioration noted.	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	5		No problems apparent.	
2.3.4	Interface of roof drainage and ground drainage systems.	5		No problems apparent or noted.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	5		No problems.	
Other		3		Allowance for renovations related to mechanical upgrades.	\$30,000

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		Doors and hardware original to building, functioning very well and are well maintained. Doors should be scheduled for replacement as they are reaching the end of their life cycle.	\$10,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No problems noted at present, but these should be replaced when doors replaced.	\$10,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		No problems noted. All function well at present. Replacement and upgrading should be scheduled when doors replaced.	\$5,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		No problems noted. No signs of moisture between windows. Caulking good. No complaints. Window replacement should be scheduled within 5 years as they are reaching the end of their life cycle.	\$150,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		No problems noted. As above, replace when windows are replaced. See 2.4.4 for costs.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	5		No problems noted.	
Other	Large waterlines (irrigation) penetrating west wall of gymnasium exterior storage area.	3		Where lines go through wall there is a wall patch that is cracked and should be replaced.	\$500
Overall Bldg Exterior Condition & Estim Costs					\$210,000

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).	5		No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	5		No problems noted.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Vinyl, ceramic, wood - all very good. Carpet is wearing. Schedule carpet replacement in 3 to 5 years.	\$60,000
3.2.2	Wall materials and finishes.	3		Painted concrete block/gypsum board - all very good. Schedule repainting of 60% of building in 3 to 5 years.	\$40,000
		2		Repair some "grass cloth" papered walls. May need new wallpaper, as cloth pattern might not be available.	\$10,000
3.2.3	Ceiling materials and finishes.	4		T-bar, gyproc, acoustic tile - all very good.	

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		All good working condition.	
3.2.5	Millwork	5		Original millwork - all in good functional condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Chalk board, tack boards - good working condition, but should be upgraded to white board as per standards.	\$10,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment adequate.	
3.2.8	Washroom materials and finishes.	4		No apparent problems.	
Other	Electrical room.	1		Remove storage items from this room (by custodian).	\$200

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		Non-combustible construction. Partially sprinklered.	
		4		Adequate for when building was built.	
		4		Adequate/concrete block.	
		4		Adequate.	
		5		Throughout.	
		4		None expected.	
		5		None.	
		1		Noise between computer area and rest of library. Provide low, moveable partitions to buffer noise.	\$12,000
Other	1. Library	1		Static electricity - rug under computer. Need to remove rugs or get grounded pads. Allowance for grounded pads.	\$8,500
	2. Computer Area	1			
	Overall Bldg Interior Condition & Estim Costs				\$140,700

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		Paved parking has catch basin to City, internal roof drainage.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		No irrigation, hose bibbs have back flow prevention, except one is missing.	
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		Fire hydrant across street, no siamese connection.	
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		Fire extinguishers inspected November 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		City of Calgary.	
4.3.2	Water treatment system(s).	n/a		By City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Back flow prevention on main service, no ventilation in gas meter room.	\$2,000
4.3.4	Piping and fittings.	4		Copper piping.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixture good except several lavatories are chipped.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water Ruud Rheem relatively new, 40 US gallon, 38,000 complete with recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Calgary.	
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).	3		Hot water heating - 2 Bryan, 1 - 24 WG, 1,530 MBH, 3 heating pumps, perimeter radiation and force flow. A major mechanical upgrade is recommended in next 3 to 5 years.	\$159,438
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic with air dryer conventional controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and relief air.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter, treatment done CBE.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Adequate.	
4.4.6	Heating air filtration systems and filters.	4		Adequate.	
4.4.7	Heating humidification systems and components.	F.I.		Wet media spray type reported as needing maintenance.	

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		Adequate.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Adequate.	
4.4.10	Heat exchangers.	n/a		None.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Adequate.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform except in portables.	
4.4.13	Zone/unit heaters and controls.	4		Thermostat/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.	3		Trane appears in good condition, but should be scheduled for upgrading within 5 years as reaching the end of their life cycle.	\$177,153
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		Appears okay.	
4.5.5	Separation of out flow from air intakes.	4		Adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Should have hood over stove ducted to outdoors. Stove is used more than occasionally.	\$750
Other		n/a			

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>			Part of above.	
4.5.7	Ventilation controls (including use of current energy management technology).	4		Pneumatic only part of previous system.	
4.5.8	Air filtration systems and filters.	4		Part of previous system.	
4.5.9	Humidification system and components.	F.I.		Reported as having problem. System should be investigated and recommendations made.	
4.5.10	Heat exchangers.	n/a			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Part of previous system.	
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		Direct expansion appears okay, condensing unit, appears okay.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Adequate.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Adequate.	
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.	3		No building management system or energy management system. Provide controls at same time as 4.4.1 and 4.5.1.	\$150,000
	Overall Mech Systems Condition & Estim. Costs				\$489,341

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 1200A/120/208/60/3, one panel need blank off (urgent) remove storage and janitor equipment from electrical room.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Appears okay, one light has broken lens which should be replaced.	\$300
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		18 duplex, 10 need weather proof cover (reported as vandalized).	
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		Notifier fire alarm system complete with battery back-up.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Emergency heads and battery packs.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Tied into battery packs.	
Other		3		Gas meter room light switch and heat detector not class 1 division 1, remove storage, gasoline and chemicals from meter room.	\$2,000

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 alert power bars.	
5.3.2	Panels and wireways capacity and condition.	4		Limited 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.	4		Adequate.	
5.3.5	Motor controls.	4		Appear good.	
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3		Corridors 15-30 FC(flourescent), classroom 50-80 FC(flourescent), offices 50-80 FC (flourescent), Gym 25-30 FC (HID). Upgrade to T-8 technology and energy efficient ballasts.	\$155,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Replaced on failure.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		T-12 technology at present. See 5.4.1 above regarding upgrading.	
Other		n/a			

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 NT telephone/classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Intercom now only used as public address as telephones have intercom capability, cable TV.	
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		Lots of loose wiring but no hazard.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Closet off office adjacent to library and in computer area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Appears okay.	
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		Panel at back door by CBE.	
5.6.3	Master clock system (if applicable).	4		Reported as needing a lot of service.	
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				\$157,300

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>		For 2 sets of 4, 1981 portables.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No apparent problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding - on original portables - appears in good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Adequate.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Adequate.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate.	
6.1.8	Heating system.	4	Airco ACF 90 MD - 85,000 furnace complete with fresh air gas line, line needs more support.	
6.1.9	Ventilation system.	4	Part of above.	
6.1.10	Electrical, communication and data network systems.	4	60-80 FC fluorescent panels okay.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Air quality in all portables should be checked - appears very poor.	
6.1.12	Barrier-free access.	4	Ramp - no problem.	
	Overall Portable Bldgs Condition & Estim Costs			\$0

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>		For single 1985 portable.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No apparent problems.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No apparent problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Wood siding, soffit, fascia need minor repair and painting. Wooden skirt kicked in and needs repair and paint.	\$5,500
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Adequate.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Adequate.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Adequate.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Adequate.	
6.1.8	Heating system.	4	AAF-ZDDCZY-4222-600 with cooling. Needs better control, rooms appear stuffy.	
6.1.9	Ventilation system.	4	Part of above.	
6.1.10	Electrical, communication and data network systems.	4	Adequate. Spare capacity in panels.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Air quality in all portables should be checked - appears very poor.	
6.1.12	Barrier-free access.	2	None to this portable. Allowance to provide ramp access to this portable.	\$5,000
	Overall Portable Bldgs Condition & Estim Costs			\$10,500

Section 7	Space Adequacy - Capacity: 525	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	75.25	767	16	80	1280	-513	Portables not included.
7.2	Science Rooms/Labs	1		113.27	2	95	190	-76.73	Only 1 science room.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	4		263.76	4		400	-136.24	
	Music		97						Occurs in ancillary classroom.
	Drama		106.8						Occurs on gym stage.
	Art								Occurs in individual classrooms - no specific space.
	Computer		60						Portion of library, but taken as separate area.
	ECS		89.9						
7.4	Gymnasium (incl. gym storage)	1		531.05	1		473	58.05	
	Gym		444.7			430			
	Storage		36.35			43			
	Gym Office, Change Rooms/Shower		50						
7.5	Library/Resource Areas (Including Computer)	1		184.44	1	240	240	-55.56	Is small because computers occupy approximately 60m ² .
7.6	Administration/Staff, Physical Education, Storage Areas			245.29			427	-181.7	
7.7	CTS Areas								N/A
	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			987.3			1,244	-256.7	
	Overall Space Adequacy Assessment	15		3,092.11	24		4,254	-1,161.88	