

School Name:		Langevin Community School			School Code:		9609
Location:		107 - 6A Street N.E.			Facility Code:		1596
Region:		South			Superintendent:		Dr. Donna Michaels
Jurisdiction:		Calgary - District 19			Contact Person:		Leanne Soligo
					Telephone:		(403) 214-1123
Grades:		K - 9			School Capacity:		Total - 640
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	1955		672.2	Concrete and masonry block construction. Flat roof.	Central air sytem require further investigation into supply air and dust being spread throughout.	Full basement and crawl space combination.	
Additions/ Expansions				Flat roof, steel deck, concrete and steel structure, masonry walls, concrete slab.		Construction of addition is similar to original building. Full basement and crawl space combination.	
	1967		5232.9				
			<b>5905.10 Total Gross Area</b>				
					<b>Evaluator's Name:</b>		Harvey Bernbaum
					<b>&amp; Company:</b>		Bernbaum Architect Ltd.

<b>Upgrading/ Modernization</b> (identify whether minor or major)				None		
<b>Portable Struct.</b> (identify whether attached/perman. or free-standing/ relocatable)				None		
<b>List of Reports/ Supplementary Information</b>				1. No reports available.  2. Assisted on site by:  (a) Harold McBain, Principal (b) Meranda Golar, Custodian		

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	There are some landscape problems and security problems that require upgrading.	\$90,000
2	Building Exterior	Deferred maintenance, door and window replacement, and allowance for renovations due to mechanical upgrade.	\$643,500
3	Building Interior	Painting, replacement of flooring and some ceiling, cabinetry and upgrade to white boards; provision of barrier free access.	\$325,000
4	Mechanical Systems	Older school with acceptable mechanical systems. Further investigation required into ventilation system air distribution and cause of dust being distributed by system. Wood shop dust collection needs to be cleaned. Various RMS require supply air and return air. Upgrade mechanical system.	\$563,985
5	Electrical Systems	Older school with acceptable electrical systems although various panels require blank of strips and exit lights should be wired to battery packs. Upgrade to current technology.	\$241,904
6	Portable Buildings	None.	\$0
7	Space Adequacy:		
	7.1 Classrooms	Deficient, and many have no windows.	-25.8
	7.2 Science Rooms/Labs	Need more science space.	-173.5
	7.3 Ancillary Areas		-64.8
	7.4 Gymnasium	Gymnasium was built as core school. Is too small.	-422.8
	7.5 Library/Resource Areas		44
	7.6 Administration/Staff Areas	Tight area - more space is needed.	-464.3
	7.7 CTS Areas		-49.4
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive circulation, washroom space, etc.	1161.7
	Overall School Conditions & Estim. Costs		<b>\$1,864,389</b>

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Unusual - across 1st Avenue to playground via +15 bridge. Appears to function adequately.	
1.1.2	Outdoor athletic areas.	4	A little small, but appears adequate.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate - small "gym" area. Not room for much larger equipment.	
1.1.4	Site landscaping.	2	Urban in nature. Some areas steeply sloped (west side and north side) and some areas difficult to access for cutting (by main entry east side). Further investigate ways to mitigate the effect of the slope on the landscape - i.e., different type of landscape, requiring less maintenance. Allowance for landscape alterations.	\$40,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Frost fence around parking and playground.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No apparent problems.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problems.	
1.1.8	Safety and security concerns due to site conditions.	2	Secluded areas present problems. Drug user needles are a common occurrence at west entry. More lighting and some security fencing, etc. to make this area more controlled. Allowance for upgrading to resolve this safety issue.	\$35,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Parents drop off on 6A Street N.E.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt - parking lot only.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Buses drop off on 6A Street N.E. in front of building.	
1.2.4	Fire vehicle access.	4	Via city streets.	
1.2.5	Signage.	4	Adequate - easy to read.	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	38 stalls. No parking at present for disabled. Parking stall could be created on portion of asphalt at west entry.	\$5,000
1.3.2	Layout and safety of parking lots.	4	No apparent problems.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel parking lot.	
1.3.4	Layout and safety of sidewalks.	4	No apparent problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No apparent problems. Site is sloped.	
1.3.6	Curb cuts and ramps for barrier free access.	3	City streets. School is presently accessible from the exterior, but the sloping site makes it difficult. A new ramp etc. should be installed at southeast entry from asphalt area.	\$10,000
	Other			
	<b>Overall Site Conditions &amp; Estimated Costs</b>			<b>\$90,000</b>

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		No apparent problems.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No apparent problems.	
2.1.4	Control/expansion joints.	4		No apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.		Roof shows no signs of leakage. Custodian indicated that it was redone a few years ago. No report was available, and a report should be commissioned if one does not exist.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.		For the accessories viewed, there were no apparent problems, but all roof related items should be further investigated when roof report is completed.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof - no apparent problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	n/a		None.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	<b>Exterior Walls/Building Envelope</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1968	Replace broken brick at main entry east side.	\$25,000
			1965	Repaint west and south wall of Industrial Arts/Home Ec. portion - concrete block and concrete.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No apparent problems.	
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		No apparent problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal drainage to municipal system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problems.	
Other		3	1968 1965	Allowance for renovations related to mechanical upgrades.	\$30,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1965 1968	No apparent problems. Doors are reaching the end of their life cycle, and replacement should be scheduled. Allowance for door replacement.	\$15,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965 1968	No apparent problems at present. Allow for replacement at same time as 2.4.1.	\$15,000
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1965 1968	No apparent problems at present, but we recommend an allowance for upgrading.	\$5,000
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1968	Replace wooden panels under windows - south side of rooms 129, 130, 131.	\$3,500
		3	1965 1968	Replacement of windows should be scheduled within next 3 to 5 years.	\$550,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1965 1968	No apparent problems at present. Accessories should be replaced at same time as windows. Price included in 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problems.	
Other					
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					<b>\$643,500</b>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problems.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1965 1968	Battleship linoleum in hallways is wearing out and requires a lot of maintenance. Still provides adequate service, but should be scheduled for replacement with new flooring.	\$120,000
3.2.2	Wall materials and finishes.	3	1965 1968	School is in need of new paint throughout. Schedule painting in 5 years for 80% of building.	\$60,000
3.2.3	Ceiling materials and finishes.	3	1968	Replace 30% of ceiling tile in t-bar - some stained.	\$25,000

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		No apparent problems.	
3.2.5	Millwork	3		Dated - built with original building and with addition. Functioning well, but we recommend upgrading of some cabinetry, specifically in science areas.	\$10,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Upgrade to white boards.	\$15,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment, etc. adequate.	
3.2.8	Washroom materials and finishes.	4		No apparent problems - tile, concrete block, ceramic tile floor, steel prefinished partitions.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3	<i>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</i>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		No apparent problems.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		No apparent problems.	
3.3.4	Exiting distances and access to exits.	4		No apparent problems.	
3.3.5	Barrier-free access.	3		The school main floor is accessible from the exterior. Provide handicap washrooms and elevator to access all floors.	\$95,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No report available. A report should be prepared if one does not exist.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.		School air is stale in many rooms, and there is a general major complaint regarding dust in the air system. This air handling system and school crawl space should be reviewed for major problems.	
Other					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					<b>\$325,000</b>

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		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 bibs complete with back flow prevention.	
4.1.3	Outside storage tanks.	n/a			
Other		n/a			
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	4		Siamese connection at front door, hydrant on street corner.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Inspected April 1999.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	n/a			
Other		n/a			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	<b>Water Supply and Plumbing Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
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).	4		City of Calgary.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Back flow prevention on water main, no ventilation in gas meter room.	\$3,000
4.3.4	Piping and fittings.	4		Copper piping.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Appear good.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Domestic hot water - State Model #SBT70 360 NEI DLGA 70 gallon - input: 324,000 BTU/HR 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		Steam hot water heating - 2 Volcano Model #5B-125B-HB 629 SF heating surface coverage complete with pumps and glycol system and pumps. AS major mechanical upgrade is recommended.	\$265,730
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic with air dryer and conventional controls.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air fan complete with relief air.	
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter by 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.	F.I.		Very dusty in school, lots of complaints. Filtration need improving. Review of crawl space and air intake into mechanical system as possible origin of dust problems and poor air quality.	
4.4.7	Heating humidification systems and components.	4		Spray coil type.	



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.	4		Heating converter, glycol converter.	
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		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		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.5.1	Air handling units capacity and condition.	3		Gym ventilation unit Trane Model #12-LP-HF complete with spray coil general ventilation unit. Upgrade ventilation at the same time as 4.4.1.	\$295,255
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		Appears okay.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Shop area complete with dust collection system - plugged and problems - exhaust system - paint spray booth, photography exhaust and welding exhaust systems exist.	
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	4		Pneumatic only part of previous.	
4.5.8	Air filtration systems and filters.	F.I.		Very dirty - part of previous comments (see 4.4.6).	
4.5.9	Humidification system and components.	4		Appears okay.	
4.5.10	Heat exchangers.	4		Glycol and steam converters.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Part of previous.	
Other		n/a			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	<b>Cooling Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	4		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	<b>Building Control Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		No building management or energy management system. Upgrade controls at the same time as 4.4.1 and 4.5.1.	\$177,153
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					<b>\$563,985</b>

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.1	<b>Site Services</b>			
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	800A, 120/208V/3/4W underground.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	HID appears okay.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	17 duplex receptacles - need to add weather-proof covers.	\$1,700
Other		n/a		
5.2	<b>Life Safety Systems</b>			
			<b>Bldg. Section</b> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	Edwards ESI-1 complete with battery back-up, clock in panel has wrong time.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Battery packs complete with remote emergency heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	Hardwired - not connected to battery packs.	\$3,000
Other		n/a		

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	4		Power bars complete with surge protection.	
5.3.2	Panels and wireways capacity and condition.	3		Various panels require blank off strips - limited spare capacity.	\$1,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	n/a			
5.3.4	General wiring devices and methods.	4		Appears okay.	
5.3.5	Motor controls.	4		Appears okay.	
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 10-40FC, classrooms 40-95FC, offices 40-110FC, gym 15-25FC, library 45-75FC (fluorescent). Upgrade lighting to T-8 lamps and energy efficient ballasts.	\$236,204
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.	4		T-12 technology - some delamping has been done.	
Other		n/a			

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4		NT Meridian - telephone per classroom.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public address system used for public address only as telephone system has intercom capability, cable television exists.	
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		Done by electrician.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Appears okay.	
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	<b>Miscellaneous Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.6.1	Site and building surveillance system (if applicable).	n/a			
5.6.2	Intrusion alarms (if applicable).	4		Regency #4660C at back door by parking lots.	
5.6.3	Master clock system (if applicable).	4		Controls gym and library only. All others battery powered or electrical.	
Other		n/a			
5.7	<b>Elevators/Disabled Lifts (if applicable)</b>				
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			
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>					<b>\$241,904</b>

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>		<b>None.</b>	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	n/a		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	n/a		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	n/a		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	n/a		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	n/a		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	n/a		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	n/a		
6.1.8	Heating system.	n/a		
6.1.9	Ventilation system.	n/a		
6.1.10	Electrical, communication and data network systems.	n/a		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	n/a		
6.1.12	Barrier-free access.	n/a		
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$0</b>

Section 7	Space Adequacy - Capacity: 640	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	16		1254.2	16	80	1280	-25.8	No portables.
7.2	Science Rooms/Labs	2		186.5	3	120	360	-173.5	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music) - Total	5		465.2	5		530	-64.8	
	Drama		120.2						Drama taken as stage area in gym.
	Music		76.1						
	Art		112.9						
	Computer		156						2 rooms @ 78 m <sup>2</sup> = 156 m <sup>2</sup> .
7.4	Gymnasium (incl. gym storage) - Total	1		474.2	1		897	-422.8	
	Gym		444.3						
	Gym Storage		29.9						
7.5	Library/Resource Areas	1		334	1		290	44	
7.6	Administration/Staff, Physical Education, Storage Areas			162.7			627	-464.3	
7.7	CTS Areas - Total	2		390.6	2		440	-49.4	
	7.7.1 Business Education								Business Ed. not offered.
	7.7.2 Home Economics			120.2		160		-39.8	1 large Home Ec. room.
	7.7.3 Industrial Arts			270.4		280		-9.6	1 large area subdivided into paint booth, dark room, office and shop.
	7.7.4 Other CTS Programs								None.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc			2,637.70			1,476	1,161.70	Lots of circulation, washrooms, etc.
	<b>Overall Space Adequacy Assessment</b>	<b>27</b>		<b>5,905.1</b>	<b>28</b>		<b>5,900</b>	<b>5.1</b>	