

	School Name:		LOUISE DEAN CENTRE			School Code:	1227
	Location:		120 23 ST. N.W.			Facility Code:	1610
	Region:		CALGARY SOUTH			Superintendent:	DR. DONNA MICHAELS
	Jurisdiction:		CALGARY SCHOOL DISTRICT #19			Contact Person:	LEANNE SOLIGO
							(403) 214-1123
	Grades:		12-Aug			School Capacity:	210
<b>Building Section</b>		<b>Year of Compl.</b>	<b>No. of Floors</b>	<b>Gross Bldg Area (Sq.M.)</b>	<b>Type of Construction (i.e., structure, roof, cladding)</b>	<b>Description of Mechanical Systems (incl. major upgrades)</b>	<b>Comments/Notes</b>
<b>Original Building</b>		1954	1	1048.10	Frame, flat roof, stucco.	Original building system is perimeter steam heating with unit ventilators.	
<b>Additions/ Expansions</b>		1957	2	2119.50	Frame, flat roof, stucco.	1991 upgrade for supplemental central ventilation and gymnasium units. Distributed local cooling added for some areas.	
						Evaluator's Name:	NORMAN DOBELL
						& Company:	NORMAN DOBELL & ASSOC. ARCH.

Upgrading/ Modernization (identify whether minor or major)	1990 1996					Complete electrical upgrade. Restuccoed.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)		1	92.9	Frame, flat roof, prefinished metal siding.	Furnace system with split DX cooling. Building used for offices.	Leased by C.F.S. & C.H.S.
			3260.5			
List of Reports/ Supplementary Information						

School Facility Evaluation Project  
Part III - Space Adequacy

	Evaluation Components			Summary Assessment	Estim. Cost
1	Site Conditions	Parking lot grading and surfacing with provision for handicap stall.			\$37,600
2	Building Exterior	Require window, exterior door and hardware replacement.			\$299,000
3	Building Interior	Replace millwork in classrooms. Install new whiteboards. Provide elevator and 2 H.C. washrooms.			\$182,700
4	Mechanical Systems	The school has undergone a modernization in 1991. However, upgrades to the heating systems and controls are required.			\$268,500
5	Electrical Systems	Install surge protection on the electrical system. Retrofit lighting throughout to improve colour rendition and efficiency. Door contacts should be installed on exterior doors.			\$107,500
6	Portable Buildings	Furnace system is in poor condition. Used as offices.			\$21,200
7	Space Adequacy:				
	7.1 Classrooms	Deficient	-130		
	7.2 Science Rooms/Labs	Deficient	-30		
	7.3 Ancillary Areas	Deficient	-95		
	7.4 Gymnasium	Deficient	-460		
	7.5 Library/Resource Areas	Surplus	9		
	7.6 Administration/Staff Areas	Deficient	-80		
	7.7 CTS Areas	Deficient	-35		
	7.8 Other Non-Instructional Areas (incl. gross-up)		0		
	Overall School Conditions & Estim. Costs	Deficient	-821		\$916,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate.	
1.1.2	Outdoor athletic areas.	4	Playfields shared with community.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate - used by community.	
1.1.4	Site landscaping.	4	Maturing trees and shrubs.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Perimeter chainlink fencing, flagpole - good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Adequate.	
1.1.7	Evidence of sub-soil problems.	4	No evidence of ponding	
1.1.8	Safety and security concerns due to site conditions.	4	None.	
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	City streets.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	Not applicable.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City streets. Buses not used by school.	
1.2.4	Fire vehicle access.	4	Front and side of school.	
1.2.5	Signage.	4	Building signs - two locations.	
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).	2	25 on-site spaces sufficient for staff. Street parking for visitors. Provide H.C. parking stall.	\$11,350
1.3.2	Layout and safety of parking lots.	4	Layout good.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel. Areas of ponding. Requires grading and asphalt surfacing.	\$26,250
1.3.4	Layout and safety of sidewalks.	4	City street sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cuts on city streets. Ramp at front of building.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$37,600

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		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.	
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 states of repair.</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).	FI		Built-up roof - previously patched - requires replacement.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good condition.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof - no problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Skylight closed off and sealed - no apparent 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).	FI		Some visible cracks - dormant for the last 3 to 4 years.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Good repair - replaced at time of recent exterior finishing.	
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 damage evident.	
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 damage 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).	3		Doors and hardware original to building. Replace exterior doors and hardware.	\$17,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Refer to 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		Refer to 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Exterior windows and hardware failing - replace.	\$282,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Refer to 2.4.4	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3		Condensation forming on windows refer to 2.4.4.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$299,000

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).	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		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Linoleum, vinyl tile, carpet.	
3.2.2	Wall materials and finishes.	4		Plaster, drywall, concrete painted.	
3.2.3	Ceiling materials and finishes.	4		Suspended T-bar acoustic tile.	

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		Wood doors and hardware in good repair.	
3.2.5	Millwork	3		Millwork original. Replace in classrooms except CTS areas recently upgraded.	\$65,700
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Generally blackboards and tackboards. Replace blackboards with whiteboards.	\$22,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	N/A		Gymnasium used for assembly only.	
3.2.8	Washroom materials and finishes.	4		Floors-quarry tile. Walls-painted block and drywall. Ceilings-painted drywall.	
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</i>		Bldg. Section	Description/Condition		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible , non-sprinklered	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear to be in place.	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	
	3.3.4	Exiting distances and access to exits.	4		Appear to be compliant.	
	3.3.5	Barrier-free access.	2		No handicap washroom facilities. No access to second floor. Install elevator and washrooms.	\$95,000
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Refer to owner's report.	
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None evident.	
	Other					
	Overall Bldg Interior Condition & Estim Costs				\$182,700	

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		Site drainage consists of grading to swales to run-off to streets.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	NA		Not applicable.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and hose reels tied to building service.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	NA		Not applicable.	
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		150 mm service from street, service runs to 50 mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	NA		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	3		Backflow protection on standpipe, but not on DCW service.	\$3,500
4.3.4	Piping and fittings.	4		All piping on domestic is reported to be in good shape for age of the facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures upgraded with 1991 modernization. Require only on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water gas fired, c/w recirc pump. 1991.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
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).	2		Single low pressure boiler installed in 1950's. Unit supplies heat for entire school. Three Hydrotherm CI sectional boilers installed 1991. Too small to carry school, not operated! Old unit operates well, but due to age, boiler should be considered for replacement.	\$140,000
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are all pneumatic and to a large extent original. No current energy technology is employed. See controls. Refer to item 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are current.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	NA		Not applicable.	
4.4.7	Heating humidification systems and components.	NA		Not applicable.	



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	2		School is all steam distribution and should be considered for replacement along with boiler. Piping is generally good. See heating. Refer to item 4.4.1.	
4.4.9	Heating piping, valve and/or duct insulation.	2		Generally steam piping insulated throughout, condensate lines are not and should be done if system is kept.	\$15,000
4.4.10	Heat exchangers.	NA		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	3		Unit ventilators have mixing sections throughout and are prone to problems related to fresh air operations as well as proper distribution in rooms. See heating. Refer to item 4.4.1.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Subject to some areas of discomfort due to unit ventilator performance and lack of any air in some areas. Refer to 4.4.1.	
4.4.13	Zone/unit heaters and controls.	4		Generally ok.	
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		Air handling units provided for classroom and gymnasium, approximately 5,000 cfm each. 1991	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Acceptable with main supply and unit ventilators. School is lightly populated.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Design of air distribution and unit ventilators would give in excess of 6 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		School has central exhaust fan for washrooms through common system. Gym has separate exhaust fan.	
4.5.5	Separation of out flow from air intakes	4		Separation of exhaust and intakes is acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		The art room has a wall vent exhaust. A fume hood is provided for the science room. Ranges and d Dryers in Kitchen and Home EC rooms are vented.	
Other		3		Beauty culture room requires more ventilation	\$15,000

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		Electric and pneumatic.	
4.5.8	Air filtration systems and filters.	4		Unit ventilators have fiberglass filters.	
4.5.9	Humidification system and components.	NA		Not applicable.	
4.5.10	Heat exchangers.	NA		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Exhaust distribution ductwork is good shape.	
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).	4		Several areas (generally south facing classrooms) are provided with Misubishi split AC units (1991), with condensing units on roof. One classroom has a window AC unit.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Local cooling only.	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Integral with units.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		Not applicable.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Building controls are pneumatic, no energy management, getting old. Refer to item 4.7.1.	\$95,000
	Overall Mech Systems Condition & Estim. Costs				\$268,500

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		Main electrical service is underground, 400 amp, 120/208 volt, 3 phase, 4 wire, in good condition - only 4 years old.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Exterior lighting is old and needs to be replaced. Recommend more lights around perimeter of school.	\$5,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		There are 20 staff car stalls and they all have power to them and are in good condition.	
Other					
5.2	Life Safety Systems				
			<b>Bldg. Section</b>	<b>Description/Condition</b>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3		F.A. system is in good condition. The system requires strobes to be installed to meet 1997 ABC and fire doors require hold-opens to be controlled by F.A. panel.	\$5,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition. Recommend installing emergency lighting in 2 baby care areas.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing exit lighting is in good condition.	
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.	1		None present.	\$1,500
5.3.2	Panels and wireways capacity and condition.	4		Panels are in good condition with approximately 5% space available for future.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Wiring devices are in good condition.	
5.3.5	Motor controls.	4		Loose starters are functioning well. Some that are old will need to be replaced through attrition.	
Other		F.I.		Provide additional distribuion, control and wiring to meet mechanical upgrades.	

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).	3		Some areas of the interior lighting system needs to be upgraded. Levels are as follows: classrooms +46 (OK), corridors +12 (poor), gym +17 (poor), administration +60 (OK).	\$30,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Ballasts are being replaced as required. Some may still have PCB content.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Recommendation is to retrofit existing fixtures with T8 lamp technology.	\$64,000
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).	4		Existing telephone system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Existing P.A. system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		All network cabling has been installed with category 5 and is in good condition.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling is installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Equipment is installed in storage room which is not ventilated but no problems are expected due to the size of the equipment and room.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Equipment is supplied from dedicated circuits.	
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).	3		Existing security system is in good condition. Door contacts need to be installed on exterior doors.	\$2,000.00
5.6.3	Master clock system (if applicable).	4		Existing system is in good condition.	
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				\$107,500

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Wood foundation - floor uneven. Level.	\$5,000
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Sloped. Aluminium clad.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Prefinished metal siding.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Metal door. Aluminium windows.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Floor - carpet. Walls - wood panelling.	
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.	2	Lennox furnace with split DX cooling. Poor condition.	\$15,000
6.1.9	Ventilation system.	2	None. Refer to item 6.1.8.	
6.1.10	Electrical, communication and data network systems.	4	Existing system is similar to main school building.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	Emergency and exit lighting required.	\$1,200
6.1.12	Barrier-free access.	N/A	None provided. No washroom facilities or plumbing connections.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$21,200</b>

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	3	90	270	5	80	400	-130	528 sq. m. of school space leased to C.F.S and C.H.S.
7.2	Science Rooms/Labs	1		90	1		120	-30	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 2	35 90	215	1 2	130 90	310	-95	
7.4	Gymnasium (incl. gym storage)	1		145	1		605	-460	
7.5	Library/Resource Areas	1		162	1		153	9	
7.6	Administration/Staff, Physical Education, Storage Areas			337			417	-80	
7.7	CTS Areas								
	7.7.1 Business Education	0		0	1		115	-115	
	7.7.2 Home Economics	1		160	1		160	0	
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs	1		80				80	Beauty shop.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			720			720		Includes infant care centre and toddler learning centre.
	<b>Overall Space Adequacy Assessment</b>	11		2179	13		3000	-821	