

School Name:	Beacon Heights Elementary School			School Code:	7106	
Location:	Edmonton, AB			Facility Code:	1161	
Region:	North			Superintendent:	Dr. Emery Dosdall	
Jurisdiction:	Edmonton School Division No 7			Contact Person:	Ms. Lucille Dupuis	
				Telephone:	(780) 479-4038	
Grades:	K - 6			School Capacity:	300 Gross (270 Net)	
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	1952	2	975.6	Concrete lower floor, wood frame upper floor, wall and roof construction, stucco exterior wall finish, 2 ply torch down roof membrane.	Hot water heating with unit ventilators. This system has been upgraded, but ventilation is below standard. Conventional plumbing, fire hose cabinets and portable fire extinguishers.	Facility is mistakenly identified as masonry construction on Standard Assessment Report.
Additions/ Expansions	1960	1	1684.2	Concrete floor and roof construction, concrete block wall construction, painted concrete block wall finish, 2 ply torch down roof membrane.	Forced air furnaces. Conventional plumbing, fire hose cabinets and portable fire extinguishers.	
					Evaluator's Name:	Douglas Wm. Sernecky
					Company:	Lermeyer Architect Inc.
Upgrading/ Modernization (identify whether minor or major)	1995 (1952 1960)	2	2623.8	MAJOR UPGRADE - Complete interior and exterior modernization completed.		

Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1967	1	83.5	<b>FREE-STANDING PORTABLE</b> Older portable with painted wood siding.		Roof and Foundation were not accessible at time of inspection. One of two portables on site.
	1975	1	94.75	<b>FREE-STANDING PORTABLE</b> Newer portables with prefinished metal siding.		Roof and Foundation were not accessible at time of inspection. Remaining portable on site.
List of Reports/ Supplementary Information	Supplied by Alberta Infrastructure: Mini-Plans (February 1983), Standard Assessment and Utilization Report.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site is in overall good condition, however some ponding water problems were reported. The repair of these areas are the only items of concern.	\$20,000.00
2	Building Exterior	Building exterior is a combination of painted concrete block on the 1960 Addition and original stone & glass stucco finish on the 1952 Original Building. Exterior doors are in fair to poor condition throughout and require replacement. <i>Exterior painted finishes were redone as part of the 1995 Interior Modernization of the Facility.</i>	\$18,500.00
3	Building Interior	All interior finishes are in very good condition throughout. Proper computer desks are required in the computer room. <i>Interior finishes were re-done as part of the 1995 Interior Modernization of the Facility.</i>	\$15,000.00
4	Mechanical Systems	Forced air furnaces for 1960 Wing. Hot water heating with unit ventilators for 1952 wing. This system has been upgraded, but ventilation is below standard. Conventional plumbing, fire hose cabinets and portable fire extinguishers.	\$168,000.00
5	Electrical Systems	Main distribution is in poor condition. Replace main distribution. Retrofit all T12 luminaires with new T8 lamps and electronic ballasts. Upgrade fire alarm to current code.	\$145,900.00
6	Portable Buildings	Two (2) portable buildings are located on the Northeast side of the Original Building. One was built around 1975 while the other was built around 1967.	\$23,800.00
7	Space Adequacy:		
	7.1 Classrooms	Above School Building Areas Guidelines for Core School.	628.4
	7.2 Science Rooms/Labs	Below School Building Areas Guidelines for Core School.	83.3
	7.3 Ancillary Areas	Below School Building Areas Guidelines for Core School.	66.2
	7.4 Gymnasium	Below School Building Areas Guidelines for Core School.	420.4
	7.5 Library/Resource Areas	Below School Building Areas Guidelines for Core School.	91.5
	7.6 Administration/Staff Areas	Below School Building Areas Guidelines for Core School.	185.5
	7.7 CTS Areas	Not Applicable for Elementary School Facilities.	N/A
	7.8 Other Non-Instructional Areas (incl. gross-up)	Above School Building Areas Guidelines for a Core School. Facility was not originally designed as a core school.	1,184.5
	Overall School Conditions & Estim. Costs		\$391,200.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Conditions</b>			
1.1.1	Overall site size.	4	Site is 3.93 Acres in size, ample room for future expansion towards the East.	
1.1.2	Outdoor athletic areas.	4	Three (3) Softball/Baseball Diamonds, Three (3) Soccer Fields and Two (2) Outdoor basketball backstops and a single tetherball post is located within the site.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	A new playground was installed in 1993 located on the West side of the Facility. A sand base has been installed.	
1.1.4	Site landscaping.	4	Site is predominantly grassed, with tarmac area is located on the North side of the Facility which extends to the property line. Two (2) raised flower beds are located along the South (Front) of the Facility. Some deciduous and evergreen trees are scattered throughout the site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Site is perimeter fenced with chainlink fencing, with the exception areas directly adjacent to the Facility on the South (Front) which has no fencing. Some low painted pipe fence is also located in this area. Painted metal bike stands, Chin-up bars and barrel garbage cans are located throughout the site. A single flag pole is located at the front of the Facility.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	The surface drainage appears to be good for the majority of the Facility. Site requires water to be pumped out is a fast melt in spring occurs, as a result of some minor drainage problems. Additional top soil, grading and re-seeding would most likely solve this problem.	\$15,000.00
1.1.7	Evidence of sub-soil problems.	4	No sub-soil problems were reported or observed during the site visit.	
1.1.8	Safety and security concerns due to site conditions.	FI	Some vandalism has occurred to the portables and flower beds was done in the past. Further investigation into possible solutions should be done.	<i>Further Investigation Required.</i>
	Other			
1.2	<b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Two (2) vehicle access points are provided, one along 121st Avenue which allows access to the Staff parking lot. The second vehicle access point is located at the end of 47th Street, which has been closed off with a chain gate. Pedestrian access points are provided through the perimeter chainlink fencing, as well as along the South (Front) of the Facility.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	No on site roadways exist on this site.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	A designated bus drop off point has been provided along 121st Avenue, directly to the East of the Facility. Drop off point is located on the City of Edmonton roadway.	
1.2.4	Fire vehicle access.	4	Emergency vehicle access to the Facility is very good. Emergency vehicles can access the site via the staff parking lot, or through the chain gate located off of 47th Street.	
1.2.5	Signage.	4	A surface mounted sign is located at the main entrance to the 1960 Building Addition, located at the Southwest corner of the Facility. Signage is original to the time of construction. A free-standing community announcement sign is scheduled to be installed in the Spring of 2000.	
	Other			
<b>1.3</b>	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	20 parking stalls are provided within the staff parking lot for staff and visitors located on the Southwest corner of the site. A designated handicap parking stall is identified on 121st Avenue, directly in front of the 1960 Addition.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3.2	Layout and safety of parking lots.	4	Staff parking lot is a narrow u shaped design. Parents have been asked to not use this as a drop off point for children, as the parking lot gets quite busy during the start and end of school times. Parents still use this area, which is a safety concern to the staff.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Staff parking lot is asphalt pavement. Surface is in good condition.	
1.3.4	Layout and safety of sidewalks.	3	A City of Edmonton concrete sidewalk runs adjacent to the property lines of the site, with concrete sidewalks provided to the main entrances and around the majority of the Facility. Sidewalk along the West side of the 1960 Addition are new, however the rainwater leaders from the roof drains spill directly onto the top of the sidewalk, creating an icy condition during the spring and fall seasons. Drainage troughs should have been incorporated into the new sidewalk with a steel grate over to channel the water away from the building and off of the sidewalk.	\$5,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Drainage appears to be good on all sidewalks, with the exception of the sidewalk located along the West side of the 1960 Addition. See Section 1.3.4 and Section 2.3.4 for Additional Information.	Included in Section 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cuts have been provided for barrier free access to the site, however exterior doors to the Facility are all barrier free accessible.	
	Other			
<b>Overall Site Conditions &amp; Estimated Costs</b>		<b>4</b>		<b>\$20,000.00</b>

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	1952	Floor structure is Cast-in-place concrete main floor slab, with wood frame upper floor construction. No problems were reported or observed during the site visit.	
			1960	Floor structure is cast-in-place concrete slab. No problems were reported or observed during the site visit.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1952	Wall structure is wood frame construction. Some minor movement of the building was reported with the seasonal changes. No major problems were reported or observed during the site visit.	
			1960	Wall structure is concrete block construction. Some cracking was observed around the Gymnasium exterior exit door on the North side of the Facility. No major problems were reported or observed during the site visit.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1952	Roof structure is wood frame construction. No problems were reported or observed during the site visit.	
			1960	Roof structure is a cast-in-place concrete slab. No problems were reported or observed during the site visit.	
Other					
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	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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	1952 1960	Roof has been replaced at some time in the past with a 2 ply torch down membrane and flashing. Exact date of replacement was unknown, however the re-roofing was estimated to have been done in 1993. Entire roof appears to be in very good condition. <i>A roof report should be done to predict the remaining life expectancy of the membrane, however this is a low priority item.</i>	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1952 1960	A roof access hatch located in the 1960 Addition provides access to all areas of the roof. A metal roof ladder provides access to the upper roof over the 1952 section. Emergency scuppers have been incorporated into the low parapets. Parapets are prefinished metal. Roof drains onto the tarmac or concrete sidewalks around the Facility. All roof accessories are in good condition.	
2.2.3	Control of ice and snow falling from roof.	5	1952 1960	No problems were reported or observed during the site visit.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other		N/A	1952 1960	A regular inspection of the roof should be carried out to inspect roof drains for leaves and other obstructions on a regular basis. One roof drain was plugged with leaves and as a result, 2" to 3" of standing water had accumulated on the roof in that section.	<i>Yearly Maintenance</i>
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, efflorescence, water stains).	4	1952	Exterior walls are finished with rock and glass stucco. Stucco finish appears to be in good condition overall.	



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
		4	1960	Exterior walls are painted concrete block. Paint finish is in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1952 1960	All fascia & parapets are prefinished metal, which was replaced during the re-roofing. No problems were observed during the site visit.	
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	1952 1960	No problems were reported or observed during the site visit.	
2.3.4	Interface of roof drainage and ground drainage systems.	FI	1952 1960	All roof drains terminate at grade level around the Facility. Roof water is spilled onto sidewalk and the tarmac play area at the rear (North) of the Facility. This arraignment creates an accumulation of ice during the spring and fall months in which a potentially dangerous falling hazard is present. <i>Further investigation into possible solutions to this problem should be researched.</i>	<i>Further Investigation Required.</i>
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1952 1960	No problems were reported or observed during the site visit.	
Other					
<b>2.4</b>	<b>Exterior Doors and Windows</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1952	Exterior doors are painted wood with GWG glazing panels. Doors have been repainted as part of the 1995 Modernization, however splitting and deterioration of the doors was observed.	\$5,000.00
			1960	Exterior doors are painted wood with GWG glazing panels. Doors have been repainted as part of the 1995 Modernization, however doors are in generally fair to poor condition. South facing entrance doors have been replaced in 1997 with painted metal units, which are in very good condition.	\$13,500.00

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).	4	1952 1960 Door accessories are in generally good condition throughout. Replacement of accessories has been done as failure of the item occurs. A mixture of new and original accessories were observed.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1952 1960 Exit door hardware is functional and in good condition throughout.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1952 A combination of clear anodized aluminum and PVC replacement windows have been installed in this section of the Facility. Anodized aluminum replacement windows were done in 1985. PVC replacement windows were done in 1995. All are in good condition.	
			1960 PVC replacement windows have been installed in 1995 throughout this section of the Facility. All are double glazed units with slider operators. All are in good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1952 1960 Diamond metal mesh has been installed over all windows as a security and vandalism protection. All windows accessories are in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1952 1960 Some minor condensation buildup was reported, however this was not considered a problem.	
	Other			
<b>Overall Bldg. Exterior Condition &amp; Estim Costs</b>		<b>4</b>		<b>\$18,500.00</b>

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure				
			<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1952	Interior walls are painted drywalls and demountable drywall panels. No problems were reported or observed during the site visit.	
			1960	A combination of painted concrete block and demountable drywall partitions are used throughout this section. No problems were reported or observed during the site visit.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1952	A cast-in-place concrete floor slab is located on the main level, while the upper floor is wood frame construction. No problems were reported or observed during the site visit.	
			1962	Floor structure is cast-in-place concrete slab. No problems were reported or observed during the site visit.	
Other					
3.2	Materials and Finishes		<b>Bldg. Section</b>	<b>Description/Condition</b>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.1	Floor materials and finishes.	4	1952	Classroom flooring is carpet, corridors are vinyl tile on the main floor and carpeted on the upper floor. A mixture of original flooring and replacement flooring is present. All appears to be in good condition.	
			1960	Classrooms are carpet, with a small areas of vinyl tile located at the sink areas. Corridors are vinyl tile, Gymnasium is hardwood flooring, Stage is vinyl tile. Flooring was replaced in most areas during the 1995 interior modernization.	
3.2.2	Wall materials and finishes.	4	1952	Walls are demountable vinyl wall fabric panels, which have been painted in most areas. Walls finishes are in good condition. <i>Walls were repainted as part of the 1995 Interior Modernization.</i>	
			1960	Walls are demountable vinyl wall fabric panels and concrete block, which have been painted. Walls finishes are in good condition. <i>Walls were repainted as part of the 1995 Interior Modernization.</i>	
3.2.3	Ceiling materials and finishes.	4	1952	Ceilings are finished with acoustical tile and t-bar grid. Ceilings are in good condition. <i>Ceilings were replaced as part of the 1995 Interior Modernization.</i>	
			1960	Ceilings are finished with acoustical tile and t-bar grid. Gym ceiling is original 12x12 acoustical tiles glued to the underside of the structure. Ceilings are in good condition. <i>Most ceilings were replaced as part of the 1995 Interior Modernization.</i>	
3.2	Materials and Finishes		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.4	Interior doors and hardware.	4	1952	Interior doors are painted wood throughout. Frames are painted metal. Doors and hardware is in good condition. <i>Doors and frames were repainted as part of the 1995 Interior Modernization.</i>	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			1960	Interior doors are painted wood throughout, with GWG sidelights into the Classrooms. Frames are painted metal, with a 20 minute fire rating. Doors and hardware is in good condition. <i>Doors and frames were repainted as part of the 1995 Interior Modernization.</i>	
3.2.5	Millwork	3	1952 1960	Millwork is painted plywood with plastic laminante countertops. Millwork is in good condition. Millwork is required in the computer lab in order to secure computers and conseal network wiring, etc...	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1952 1960	A combination of new whiteboards & tackboards are combined with older chalkboards and tackboards throughout the Facility. New coat hooks and plastic wall mounted signage has also been installed. Metal boot racks are located at each entrance door.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1960	A Canadian Climber, painted, and two (2) basketball backstops are located in the Gymnasium. Stage has drapery, in good condition.	
3.2.8	Washroom materials and finishes.	4	1952	Floors are desco flooring, Walls are ceramic tile, Ceilings are painted drywall, Toilet partitions are painted metal. All finishes are in good condition.	
			1960	Floors are mosaic tile, Walls are painted concrete block, Ceilings are painted drywall, Toilet partitions are painted metal. All finishes are in good condition.	
Other					
3.3	<b>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 required.</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1952	Building is combustible construction, non-sprinklered.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			1960	Addition is non-combustible construction, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1952 1960	Fire separations appear to be adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1952 1960	Fire resistance ratings appear to be adequate.	
3.3.4	Exiting distances and access to exits.	4	1952 1960	Exiting distances and access to exits appear to be adequate.	
3.3.5	Barrier-free access.	4	1952 1960	Facility is completely barrier-free accessible. A disabled elevator has been installed adjacent to the Stage which provides access to the main, Stage and upper levels. Washrooms are barrier free accessible, and barrier free stalls have been provided in both the boys and girls washrooms.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1952 1960	A hazardous materials report was not available for review at the time of the site visit. Asbestos was reported to have been removed throughout the Facility as part of the 1995 Interior Modernization. Some Asbestos tile still remains in a few sections of the Facility.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1952 1960	Numerous heating and cooling problems were reported during the site visit. See Section 4 for Additional Information.	See Section 4 for Additional Information
Other					
<b>Overall Bldg. Interior Condition &amp; Estim Costs</b>		<b>4</b>			<b>\$15,000.00</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).	3	1960 Three catch basins (one added in parking lot last year) collect the water from the parking lot and drain it to the storm sewer located in the street. Downspouts collect the roof drainage and splash it overland. Goosenecks spill onto sidewalk and cause ice buildup creating hazardous conditions around the school. The downspouts should be collected and connected to the storm sewer service. 5 storm RWL's down to goosenecks on building perimeter. 2 RWL's to splashpads. Replace goosenecks with proper splashpads sloping away from building or connect to storm system.	\$15,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	All Three exterior hose bibbs complete with vacuum breaker provide the exterior watering for the school. This appears adequate at this time.	
4.1.3	Outside storage tanks.	N/A		
Other	Sanitary Sewer Service	3	1952 A sanitary sewer service is brought to the building. This service is 4". The condition of this service is unknown at this time. Reports of the service backing up recently. It is recommended that due to the service age (in excess of 45 years ) that a power flushing and video camera inspection be done on this service to determine its exact condition.	\$1,500.00
	Storm Sewer Service	3	1960 A storm sewer service is brought to the site, size indicated as 10". The condition of this service is unknown at this time. It is recommended that due to the service age (in excess of 48 years ) that a power flushing and video camera inspection be performed on this service to determine its exact condition. 5 storm RWL's down to goosenecks on building perimeter. 2 RWL's to splashpads. <b>Costs is for video inspection only.</b>	\$1,500.00
	Domestic Water / Fire water Service	4	1960 A 2" copper water service is brought into the school for both fire fighting and for domestic purposes. 1 1/2" domestic water meter is provided and 2" for the fire hose stations c/w backflow preventer. Backflow preventer appears adequate.	
	Natural Gas Service	5	1952 1 1/4" gas line brought into building with gas meter located in Boiler Room of 1960 building. Gas is backed to the 1952 portion of the boiler room and regulator is used to feed the gas fired Classroom Furnaces in this portion of the building. (AL-1000 Gas Meter supplied).	
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b> <u>Description/Condition</u>	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.2.1	Fire hydrants and siamese connections.	5	All	Fire hydrants are supplied and installed in the street or service allocations. The hydrant appears in front of the school and appears to be installed in accordance with all applicable codes. This is acceptable.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	All	A total of 5 fire hose stations are supplied on the building. These are installed in cabinets and are supplied with 50' hoses and 1 1/2" valves. This appears acceptable. Measurements were not taken on hose coverage, but it appears to be adequate.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	A total of 7 portable fire extinguishers are supplied on the building. This appears acceptable. Measurements were not taken on extinguisher coverage, but it appears to be adequate.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					
<b>4.3</b>	<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	All	Appears to be adequate and have adequate pressure. See Section 4.1.6 for Additional Information.	
4.3.2	Water treatment system(s).	4	All	Water is from the city of Edmonton water treatment plants and is adequate. Treatment only provided for the Boiler water. See Section 4.4.4 for Additional Information.	



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3.3	Pumps and valves (including backflow prevention valves).	4	All	Backflow provide on water line to fire hose service. This appears to be in compliance with Codes.	
4.3.4	Piping and fittings.	4	All	Domestic water - copper. Appears to be adequate and in serviceable condition.	
			All	Sanitary - copper and cast iron. Appears to be adequate and in serviceable condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All	Water closets - flush valve - a total of 8 are provided. These appear well maintained and adequate for their use, and appear in generally good to fair condition.	
			All	Water closets - flush tank - a total of 5 are provided. These appear well maintained and adequate for their use, and appear in generally good to fair condition.	
			All	Stall Urinals - flush tank - a total of 7 are provided. These appear to be well maintained and adequate for their use, and appear in generally good to fair condition. Multiple urinals flush off one tank. Tank is supplied with electric control to flush when space is occupied only.	
			All	Lavatories - stainless steel counter mounted units - a total of 11 are provided. These appear in excellent condition. The supplies are single metering push button for the public areas and manual two handle mixing for private.	
			All	Wall Hung Lavatories - one is provided. This unit appears adequate for its use, and good to fair condition.	
			All	Drinking Fountains - a total of 6 are provided. These appear adequate for their use, and appear in generally good to fair condition. Some units require new bubblers as routine maintenance.	
4.3	Water Supply and Plumbing Systems (cont'd)		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.3.5 Cont.	Plumbing fixtures (i.e., toilets, urinals, sinks) Cont.		All	Stainless steel sinks c/w bubbler - a total of 4 are provided. These appear adequate for their use, and appear in generally good to fair condition.	
			All	Stainless steel sinks - a total of 3 are provided. These appear adequate for their use, and appear in generally good to fair condition.	
			All	Mop Sinks - cast iron enameled wall hung - a total of 3 are provided. These appear adequate for their use, and appear in generally good to fair condition. Units have vacuum breakers.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1952	DWH-1: John Wood Model JWA-502LB-04; serial number 955157-0898; 41.6 USGPH; 30 US Gallon Storage	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3.7 Other	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1952	Domestic Water recirc. Pump - Taco 007-BF4; 1/25 th HP; 115 Volt unit.	
			1960	DWH-2: White CM40S10; serial number 33980; 20.18 IGPH; 33.1 IGallon Storage; 29,700 BTUH.	
			All	Sumps appear adequate.	
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1952	Low Pressure steam boiler (1953) converted to hot water. Perimeter heating with unit ventilators.	
			1952	Boiler: Crane CIS Boiler; serial number 0057011; 669,000 BTUH input. This unit is old but appears to have been well maintained and should last 3 to 5 more years.	
			1952	Pump #1: Armstrong 816549.091; 1/6 HP unit.	
			1952	Pump #2: Taco 007-F4; 1/25 HP unit.	
			1952	Pump #3: 1 hp unit. No other name plate data available.	
			1952	Pump #4: 1 hp unit. No other name plate data available.	
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1 Cont.	Heating capacity and reliability (including backup capacity). Cont.		1952	Unit ventilators: 8 classroom units and 2 smaller units for service areas. These units are old and have minimal outside air capability. Recommend supplementing these units with additional ventilation units which will allow more outside air per student and minimize the heat gain within the space. (Space is unbearable in Sept/Oct and May/June when the solar load heats up the block walls and glazing).	\$80,000.00
			1952	Radiation and Convectors are provided for areas where ventilation is not critical.	
			1952	Expansion tank. Appears adequate.	
			1962	3 forced air furnaces provide heating for the common areas. 11 gas fired furnaces provide heating for the remainder of the area.	
			1962	HF-1: (Mechanical Room): Lennox GH6-200; 200,000 BTUH; S/N 6390C15876; no other name plate data available.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			1962	HF-2: (Mechanical Room): Lennox GH6-200; 200,000 BTUH; S/N 6390C15876; no other name plate data available. (Services Gymnasium).	
			1962	HF-3: (Mechanical Room): Lennox GH6-200; 200,000 BTUH; S/N 6390C15876; no other name plate data available.	
			1962	HF-1X: Lennox G8RQ3-105-2; 105,000 BTUH; S/N 6390C15876;	
			1962	HF-2X: Lennox - no nameplate data available on unit.	
			1962	HF-3X: Wait-NW-15S; 15,000 BTUH; S/N 80-62397. The Office Area has no outside air and is extremely stuffy in moderate temperatures. Recommend supplementing existing heaters with new ventilation unit.	\$7,500.00
			1962	HF-4X: Wait-NW-20S; 20,000 BTUH; S/N 81-097215	
			1962	HF-5X: Lennox - no nameplate data available on unit.	
			1962	HF-6X: Lennox G24M3/4-100S-2; 90,000 BTUH; no other nameplate data available on unit.	
			1962	HF-7X: Lennox unit same as HF-6X; - no other nameplate data available on unit.	
			1962	HF-8X: Lennox - no nameplate data available on unit.	
<b>4.4</b>	<b>Heating Systems (cont'd)</b>				
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.2	Heating controls (including use of current energy management technology).	3	All	Pneumatic/electric controls. See Section 4.7.1 for Additional Information.	Costs Included in Section 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Generally appears adequate.	
4.4.4	Treatment of water used in heating systems.	4	1952	Chemical treatment to the EPSB standards. Appears adequate.	
			1952	Pot Feeder. Appears adequate.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			1952	Sidestream filter. Appears adequate.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1952	Appears adequate.	
4.4.6	Heating air filtration systems and filters.	4	All	Low efficiency furnace filters. Appears adequate for the application.	
4.4.7	Heating humidification systems and components.	3	1952	Three Lennox (original) humidifiers supplied. Could not access unit, but appear to require replacement. Suggest further investigation into the requirements for these units.	\$1,000.00
<b>4.4</b>	<b>Heating Systems (cont'd)</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1952	Heating system appears to be in reasonable condition. Piping and ductwork OK. Ductwork should be properly cleaned and sanitized due to its age. Should last 3 - 5 more years.	\$5,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4	1952	Piping appears adequate. No indication of failure at this point in time.	
			1952	Gauges & Thermometers appear adequate.	
4.4.10	Heat exchangers.	3	1952	General appearance of heat exchangers for HF-1, HF-2 and HF-3 appear OK, however due to their age testing is recommended.	\$1,500.00
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	All	Overheating a problem in moderate temperatures due to wall construction and large glazing areas. See Section 4.4.1 for Additional Information.	Costs Included in Section 4.4.1
4.4.13	Zone/unit heaters and controls.	3	All	Pneumatic/electric controls. See Section 4.7.1 for Additional Information.	Costs Included in Section 4.7.1
Other					
<b>4.5</b>	<b>Ventilation Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.5.1	Air handling units capacity and condition.	3	All	See Section 4.4.1 for Additional Information.	Costs Included in Section 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1952	See Section 4.4.1 for Additional Information.	Costs Included in Section 4.4.1
			1960	Generally appears adequate. Gymnasium may not have sufficient outside air for Assembly uses. If the Gymnasium is used for Assembly purposes, increased ventilation is recommended. No costs have been assigned to this item.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All	Generally appears adequate. See Section 4.4.1 for Additional Information.	
4.5.4	Exhaust systems capacity and condition.	3	1960	CBF exhaust fan; Upblast Model 3 3/4 LL; Model HH7287; 1 HP motor. Appears adequate.	
			1952	Spun aluminum roof mounted exhaust fan. No name plate data on unit. Unit for washroom exhaust. Appears adequate.	
			1962	Spun aluminum roof mounted exhaust fan. No name plate data on unit. Unit for washroom exhaust. Appears adequate.	
			1952	Kiln exhaust. No evaluation of hood or fan could be made at this time, although generally appears adequate. Appears adequate.	
			1960	No range hood exhaust fan in the Staff room.	\$1,500.00
4.5.5	Separation of out flow from air intakes.	4	All	Appears adequate.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1952	Computer Room does not have supplementary ventilation and due to the concerns raised in other rooms recommend increasing ventilation for this room.	\$3,500.00
	Other				
4.5	<b>Ventilation Systems (cont'd)</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	<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, etc.).	N/A			
	Other				
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).	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	<b>Building Control Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.7.1	<b>Building wide/system wide control systems and/or energy management systems.</b>	3	All	Controls system for the building is old pneumatic & electric controls. These should be upgraded to newer controls.	\$50,000.00
				Controls compressor; simplex tank mounted 3/4 HP; no RAD.	
	<b>Overall Mech Systems Condition &amp; Estim. Costs</b>	4			\$168,000.00

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
<b>5.1 Site Services</b>					
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	3		Underground 250A 120/240V service. Installed in 1960. All distribution equipment is original and in poor condition. The peak capacity is the last 12 months was 45kVA 188A. Change the service to 400a 120/240V. No capacity for future expansion.	\$28,000.00
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior flood lights mounted around perimeter of building. Excellent condition. No safety concerns. Two (2) site lights located in playground area. Good condition.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		There are 6 existing car plugs on site. There is adequate capacity for the schools current staff requirements.	
	Other				
<b>5.2 Life Safety Systems</b>					
			<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).	4	1952	Mirtone fire alarm control panel. Fourteen (14) zone panel. No spare zones. Installed in 1985. One (1) spare expansion slot. Good condition.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	All	Emergency lights are mini halogen heads and battery packs. Adequate illumination for paths of egress. No safety concerns. Replace all battery packs, non-functional.	\$1,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	All existing exit lights are incandescent. Retrofit existing incandescent exit lights to new LED exits. Total of 11 exit lights.	\$1,800.00
	Other	2	All	There are 8 existing bells. Provide 8 new strobe lights.	\$1,600.00

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
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	All	Panels are in good condition. Replaced in 1995 modernization. 60% capacity. Good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	1952	No generator. APC backup UPS on telephone system and on server. Adequate for school requirements.	
5.3.4	General wiring devices and methods.	4	All	Wiring is copper and run inside conduit. All wiring is original and in good condition.	
5.3.5	Motor controls.	4	All	Controls are original. Good operating condition. All controls are pneumatic.	
	Other				



Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.4 Lighting Systems			Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1952	Staff Room 756lux, Classrooms 350lux, General Office 550lux. All fixtures are T12 magnetic. Retrofit fixtures with new T8 lamps and electronic ballasts.	\$60,000.00
			1960	Gym 98lux, Classrooms 600lux, Computer Room 500lux, Science Room 800lux, Library 450lux. All fixtures are T12 magnetic. Retrofit fixtures with new T8 lamps and electronic ballasts. Gym lighting is poor and inadequate.	\$50,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	No PCB Ballasts.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	Retrofit all existing fluorescent luminaires with new T8 lamps and electronic ballasts.	
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	1952	There are 5 outside telephone lines. Three (3) dedicated for office use. Telephone system is a Panasonic. Good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1952	PA System is over the telephones. The intercom is a Rauland MCI 350. Good condition. No CCTV, Satellite or cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	All	Category 5 cabling to classrooms and offices.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Free aired above ceiling space. All drops are in surface metallic raceway. Secured to walls. Good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Adequate capacity for future growth. Two rack locations. General office and 2nd Floor computer lab. Room is well ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	New dedicated outlets installed in 1995 during modernization in classrooms and to server.	
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).	4	All	Napco Magnum Alert. Keypad access. Located in Staff room entrance. Motion sensors installed in hallways. Main control panel located in Boiler Room in 1960 section.	
5.6.3	Master clock system (if applicable).	4	All	Battery operated clocks in classroom. Simplex 2399 master clock system. Master system controls clocks in office area and school bells.	
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).	3	1960	800 lb. Maximum capacity two (2) person and wheelchair. Heat detector at top of elevator shaft. Keyed on/off switch. Raise lower toggle switch. Emergency stop button. No telephone. Provide emergency telephone.	\$1,000.00
5.7.2	Condition of elevators/lifts.	4	1960	Elevator is in excellent condition installed approximately 2 years ago.	
5.7.3	Lighting and ventilation of elevators/lifts.	3	1960	Lighting is sufficient inside of elevator. No ventilation. Provide exhaust fan in elevator shaft.	\$2,500.00
Other		4	1960	Handicap lift located in 1960 section. Lift used to lower people to main floor classrooms. Excellent condition. Up/down toggle switch.	
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>		<b>4</b>			<b>\$145,900.00</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>1967 Free-standing Portable (1 unit)</b>	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Foundation system was not accessible at the time of inspection, however were reported to be placed on wood cribbing. Floor were solid and no movement was observed within the units.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Roof membrane appears to be metal. Access to the roof was not available. No leakage was observed within the portables.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Exterior walls are finished in painted plywood. Some minor damage to the exterior finish was observed.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Exterior windows have been replaced with anodized aluminum sliders with exterior mounted diamond screens for security protection. No signs of damage or deterioration was observed during the site visit.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Interior finishes are carpeted floors, simulated wood paneling, and painted hardboard ceilings. All are in fair to poor condition.	\$7,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Millwork is painted plywood construction with painted plywood tops. Millwork is minimal. Condition is fair.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards, tackboards and coat hooks are provided. All are in good condition.	
6.1.8	Heating system.	4	Classroom force air furnace: Lennox; no additional nameplate data available. Portable fire extinguisher. RWL to splash to grade. Appears adequate at this time.	
			Classroom force air furnace: Palm Air; PBS 105D; 105,000 BTUH; serial number CF-05531 P; 1/2 HP motor. Portable fire extinguisher. RWL to splash to grade. Appears adequate at this time.	
6.1.9	Ventilation system.	4	<i>Included in Section 6.1.8</i>	
6.1.10	Electrical, communication and data network systems.	3	Electrical is in good condition. Computers are networked to main server. Lighting level is 600 lux. All luminaires are T12 magnetic. Retrofit to T8 lamps and electronic ballasts. Retrofit exit lights with new LED lamps.	\$3,400.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	No fire alarm devices located in portables. Provide new fire alarm bell/strobe. Pullstations and smoke detector in each portable.	\$3,500.00
6.1.12	Barrier-free access.	FI	Portable is not barrier free accessible. <i>The feasibility of the addition of barrier free access to this portable requires further investigation</i>	<i>Further Investigation Required</i>
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>	4		\$13,900.00
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		<b>1975 Free-standing Portables (1 unit)</b>	

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Foundation system was not accessible at the time of inspection, however were reported to be placed on wood cribbing. Floor were solid and no movement was observed within the units.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Roof membrane appears to be 2 ply torch down. Access to the roof was not available. No leakage was observed within the portables.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Exterior walls are finished in prefinished metal paneling. Exterior finish is in very good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Exterior windows are aluminum with exterior mounted diamond screens for security protection. No signs of damage or deterioration was observed during the site visit.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Interior finishes are carpeted floors, demountable gypsumboard wall panels, and suspended acoustical tile & t-bar ceilings. All interior finishes are in good condition, with the exception of the carpeting, which is showing signs of wear.	\$3,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Millwork is malimene construction with plastic laminate countertops. Millwork is in good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Chalkboards, whiteboards, tackboards and coat hooks are provided. All are in good condition.	
6.1.8	Heating system.	4	Classroom force air furnace: Lennox; no additional nameplate data available. Portable fire extinguisher. RWL to splash to grade. Appears adequate at this time.	
			Classroom force air furnace: Palm Air; PBS 105D; 105,000 BTUH; serial number CF-05531 P; 1/2 HP motor. Portable fire extinguisher. RWL to splash to grade. Appears adequate at this time.	
6.1.9	Ventilation system.	4	<i>Included in Section 6.1.8</i>	
6.1.10	Electrical, communication and data network systems.	3	Metal Frame Building: Electrical is in good condition. Computers are networked to main server. Lighting level is 650 lux. All luminaires are T12 magnetic. Retrofit to T8 lamps and electronic ballasts. Retrofit exit lights with new LED lamps.	\$3,400.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	2	No fire alarm devices located in portables. Provide new fire alarm bell/strobe. Pullstations and smoke detector in each portable.	\$3,500.00
6.1.12	Barrier-free access.	FI	Portable is not barrier free accessible. <i>The feasibility of the addition of barrier free access to this portable requires further investigation</i>	<i>Further Investigation Required</i>
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>	<b>4</b>		<b>\$9,900.00</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9	69.8	628.4	5	80.0	400.0	228.4	Above School Building Areas Guidelines for Core School.
7.2	Science Rooms/Labs	1	83.3	83.3	3	95.0	285.0	-285.0	Below School Building Areas Guidelines for Core School.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	66.2	66.2	1	130.0	400.0	-333.8	Below School Building Areas Guidelines for Core School.
					3	90.0			
7.4	Gymnasium (incl. gym storage)	1	420.4	420.4	1	430.0	473.0	-52.6	Below School Building Areas Guidelines for Core School.
					1	43.0			
7.5	Library/Resource Areas	1	91.5	91.5	1	220.0	220.0	-128.5	Below School Building Areas Guidelines for Core School.
7.6	Administration/Staff, Physical Education, Storage Areas			185.5			427.0	-241.5	Below School Building Areas Guidelines for Core School.
7.7	CTS Areas								
	7.7.1 Business Education			N/A			N/A	N/A	Not Applicable for Elementary School Facilities.
	7.7.2 Home Economics			N/A			N/A	N/A	Not Applicable for Elementary School Facilities.
	7.7.3 Industrial Arts			N/A			N/A	N/A	Not Applicable for Elementary School Facilities.
	7.7.4 Other CTS Programs			N/A			N/A	N/A	Not Applicable for Elementary School Facilities.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1,184.5			900.0	284.5	Above School Building Areas Guidelines for a Core School. Facility was not originally designed as a core school.
	<b>Overall Space Adequacy Assessment</b>			2,659.8			3,105.0	-445.2	

Evaluation Component/ Sub-Component	Additional Notes and Comments