

School Name:	Ross Glen				School Code:	6847
Location:	48 Ross Glen Road SE				Facility Code:	1716
Region:	South				Superintendent:	Dr. David Beresh
Jurisdiction:	Medicine Hat School District # 76				Contact Person:	Andy Christie
					Telephone:	528-6716
Grades:	K - 6				School Capacity:	Rated 475 (335 Current)
<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>
Original Building	1980	1	2289.5	Concrete slab on grade. Masonry load bearing. OWSJ with metal deck. B.U. roofing.	Hot water heating system with two large rooftop heating, ventilating and air conditioning units.	
Additions/ Expansions	1993	1	391.0	Same as above.	Hot water heating and indoor heating, ventilating and air conditioning units.	
Sub Total			2680.2			
					Evaluator's Name:	Larry Stoller, Ken Hutchinson Architects & Company:
Upgrading/ Modernization (identify whether minor or major)	1986			Portable roofing.		Major

	1992			Acoustics in gym.		
	1998			Flooring and sinks in portables.		Major
	1998			F/A system new.		Major
<b>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</b>	1981	1	780.31	Attached / Relocatable.	1981 - Tied into main building system.	
	+/- 1980	1	107.1	Detached / Relocatable. Wood frame, metal cladding, shingle rock, crawl space.	Forced air furnace and condensing units.	Not included in space adequacy.
	+/- 1980	1	107.1	Detached / Relocatable. Wood frame, metal cladding, shingle rock, crawl space.	Forced air furnace and condensing units.	Not included in space adequacy.
<b>Total</b>			3674.7			
<b>List of Reports/ Supplementary Information</b>	Non available.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good condition.	\$124,500.00
2	Building Exterior	Exterior doors need replacing.	\$19,200.00
3	Building Interior	Minor cracking and minor flooring repairs, upgrade barrier free washroom access	\$71,340.00
4	Mechanical Systems	1980 school and addition in good condition except for portables which are tied into main building and do not have enough ventilation and need upgrading. Other minor problems exist.	\$20,250.00
5	Electrical Systems	Electric system in generally good repair, consider lighting upgrade in 1980 wing and correct other minor problems.	\$75,000.00
6	Portable Buildings	Door replacement.	\$28,500.00
7	Space Adequacy:		
	7.1 Classrooms	Classrooms are small. Gross size is close only due to extra classrooms.	
	7.2 Science Rooms/Labs	Science rooms appear adequate for programs. Lack of science room compared to E.N.F.	
	7.3 Ancillary Areas	Lack of drama space. Lack of special programs space (outside agencies).	
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas	Lack of storage space. Infirmary is shared.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$338,790.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	<b>General Site Condions</b>			
1.1.1	Overall site size.	4	5.25 ha. - Acceptable.	
1.1.2	Outdoor athletic areas.	4	Ball diamonds, soccer fields, tennis courts (city) - acceptable.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Newer play gym equipment, bordered gravel beds around - good condition. Asphalt areas with basketball net - good condition.	
1.1.4	Site landscaping.	4	Grassed, some trees at front. Acceptable.	
		3	Re landscape poplar tree roots at detached portables. Can not cut grass.	\$1,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Bike stands, one flag pole, picnic tables no fencing except around tennis courts. - Acceptable.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Generally acceptable. Some weeping tile has been installed in playground low spot at NW. Additional may be required.	
		2	Some regrading required at 1981 portables (south side) build asphalt swale around, 3 sides 80m	\$2,000.00
1.1.7	Evidence of sub-soil problems.	4	Non evident.	
1.1.8	Safety and security concerns due to site conditions.	1	Gas meter too close to openings. Revise enclosure.	\$1,500.00
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	<b>1.2 Access/Drop-Off Areas/Roadways/Bus Lanes</b>			
	1.2.1 Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Acceptable - good access for vehicle drop off except during peak times. Pedestrian access could use an additional crosswalk to city trail system.	
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt. Access to parking only.	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	No busses currently but maybe next year. No bus drop off - front street will be congested with parents dropping off.	
	1.2.4 Fire vehicle access.	4	Good access.	
	1.2.5 Signage.	4	Adequate, clear and visible.	
	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).	4	2 parking lots, 30 Staff. 2 Visitor. 1 Handicap. =33 total off street	
1.3.2	Layout and safety of parking lots.	4	Layout is good however parents use staff parking lot to drop off and pick up. This gets congested and could be a safety concern.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt. East lot starting to deteriorate will need top coat in 3-5 years to maintain, 1400m2 approx.. Storm drainage catch basins both lots.	\$120,000.00
1.3.4	Layout and safety of sidewalks.	4	Acceptable.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Acceptable. Small section slopes to building.	
1.3.6	Curb cuts and ramps for barrier free access.	4	At H/C stall. City sidewalks do not have curb cuts.	
	Other			
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$124,500.00

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	1980	Concrete slab on grade - some minor cracking observed.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1980	Load bearing masonry - exterior gym wall cracked - possibly due to no control or expansion joint.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980	No problems evident or reported - school has acoustic suspended ceiling throughout.	
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 states of repair.</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.	1980	No roof report. Roof is original B.U.R. at 20 years old and no leaks reported. Would recommend roof report be carried out.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		No problems evident or reported. Internal roof drains. (1981 Portables have down spouts - no problems evident.)	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Skylight added to internal science room 24 - no problems evident.	
Other					



Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<b>Bldg.</b>		
			<b>Section</b>	<b>Description/Condition</b>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	F.I.	1980	Masonry - small crack in gym wall likely due to no control / expansion joint. See 2.1.2	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980	good condition.	
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	1980	Non evident.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980	internal roof drains.	
		2	1981	Splash pads do not slope away from building. - reposition also see 1.1.6	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1980	No problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		<b>Bldg.</b>		
			<b>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).	3	1980	Wood doors - weather checked, some hardware worn - replace, 8 sets.	\$19,200.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		See 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3		See 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Acceptable.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Acceptable.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems evident.	
Other					
<b>Overall Bldg Exterior Condition &amp; Estim Costs</b>					\$19,200.00

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	1980	Acceptable.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1980	Slab on grade - minor cracking.	
		3	1980	Floor settled in Class room # 32 and vestibule - patch.	\$1,000.00
Other					
3.2	Materials and Finishes		<b>Bldg. Section</b>	<b>Description/Condition</b>	
3.2.1	Floor materials and finishes.	3	1980	VCT - acceptable - minor repairs required. Gym flooring is solid vinyl - replace with sports flooring.	\$34,000.00
		4	1993	Sheet vinyl - Acceptable.	
		4	1981	Sheet linoleum and carpet sections - Acceptable.	
3.2.2	Wall materials and finishes.	4	1980 & 1993	Concrete block - acceptable, painting in good condition. Some gypsum - Acceptable. Brick masonry - Acceptable.	
		4	1981	Prefinished wall board - Acceptable.	
3.2.3	Ceiling materials and finishes.	4	1980 1993	Suspended acoustic ceiling tile - general damage throughout. Replacement program should be implemented.	
		4	1981	Prefinshied board - Acceptable.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3		Generally acceptable except gym doors with mineral core have been reinforced replace with metal.	\$4,800.00
3.2.5	Millwork	4		Generally acceptable.	
		3	1993	No millwork. It is required for art room and lunch room program.	\$13,317.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Acceptable.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No problems evident.	
3.2.8	Washroom materials and finishes.	2		VCT, concrete block, t-bar - redo boys VCT to ceramic tile to assist in urine odor problem.	\$4,000.00
Other		3		Music room has no acoustic treatment. Acoustic treatment. Carpet	\$6,723.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
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>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1980 & 1993	Non - combustible - Non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appears acceptable.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Concrete block / rated doors - adequate.	
3.3.4	Exiting distances and access to exits.	4		Appears to meet.	
3.3.5	Barrier-free access.	2		Building is generally barrier free. 2 washrooms used as H/C but do not meet fully.	\$7,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No audit. No evidence of hazardous material observed.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		Non evident.	
Other					
<b>Overall Bldg Interior Condition &amp; Estim Costs</b>					<b>\$71,340.00</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).	4	Catch basin tied into City system	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	Irrigation and hose bibs, no back flow prevention has been done	\$4,000.00
4.1.3	Outside storage tanks.	N/A		
	Other			
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b> <b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.	FI	Fire hydrant across street, approximately one block away (appears too far away).	
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	Fire extinguishers tested December 1999	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	NA		
	Other			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4		City of Medicine Hat	
4.3.2	Water treatment system(s).	4		By City of Medicine Hat	
4.3.3	Pumps and valves (including backflow prevention valves).	3		No back flow prevention except on fire hose cabinets	\$4,000.00
4.3.4	Piping and fittings.	4			
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4			
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Boiler and storage tank (new tank) Teledyne Laars 750,000 BTU/HR	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		City of Medicine Hat, no sumps except in portables (8). Each of these have a small undercounter sump pump for the sinks.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Two Bryant CL180W 1,620,000 BTU/HR with three pumps	
4.4.2	Heating controls (including use of current energy management technology).	4		Pneumatic complete with air dryer	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3		Combustion air with skirt, no relief air	\$750.00
4.4.4	Treatment of water used in heating systems.	4		Pot feeder and micron filter	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4			
4.4.6	Heating air filtration systems and filters.	4			
4.4.7	Heating humidification systems and components.	N/A			



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4			
4.4.9	Heating piping, valve and/or duct insulation.	4			
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	4		Reheat coils	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Temperature appears uniform	
4.4.13	Zone/unit heaters and controls.	4		Thermostat per classroom	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	4		Appears okay. Two large EngA heating/cooling rooftop units and one Trane indoor heating/cooling unit	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears okay, except portables see 6.1.8 for 1981 portable.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears okay except portables, see 6.1.8 for 1981 portable.	
4.5.4	Exhaust systems capacity and condition.	4			
4.5.5	Separation of out flow from air intakes.	4			
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		Add hood to new stove	\$500.00
	Other				
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	N/A	Part of above See 4.5.1.	
4.5.8	Air filtration systems and filters.	N/A		
4.5.9	Humidification system and components.	N/A		
4.5.10	Heat exchangers.	N/A		
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		
Other				

Section 4		Rating	Comments/Concerns		Estim. Cost
<b>4.6</b>	<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).	3		Two large EngA rooftop unit heating/cooling. No gym cooling.	\$11,000.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Part of above	
4.6.3	Cooling system controls (including use of current energy management technology).	4		Standard technology	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
<b>4.7</b>	<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.	N/A		No energy management system	
<b>Overall Mech Systems Condition &amp; Estim. Costs</b>					<b>\$20,250.00</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	1200A 120/208/60/3 underground	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	HID	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	11 duplexes in good condition	
	Other			
5.2	<b>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	New system Edwards 6616	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	Battery packs and remote heads	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	Exit lights tied into battery packs	
	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.	4		Power bars only	
5.3.2	Panels and wireways capacity and condition.	4		Good condition with enough spare capacity	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Good condition	
5.3.5	Motor controls.	4		Good condition	
Other					

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		Gym high contrast 10-40FC, classroom 36-55FC (mix of fluorescent direct and indirect), corridors 20-38FC (fluorescent), offices 60-100FC (fluorescent). Consider retrofit to T8 in 1980 wing	\$60,000.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		Newer building originals ballasts	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		1980 T-12. 1993 T-8 complete with 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		Trillium. No telephone in classrooms	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3		Intercom unreliable, replacement parts are a problem	\$15,000.00
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		Combination of wiremold and conduit	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Located in other rooms	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Enough spare for now	
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		DSC system with motion detectors	
5.6.3	Master clock system (if applicable).	4		Edwards system, clocks in corridors only. Bells use Edward System.	
	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				
<b>Overall Elect. Systems Condition &amp; Estim Costs</b>					\$75,000.00

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>		1981 Portables - Relocatable	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Wooden skirt around portables in poor condition - to be replaced.	\$1,500.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	S.B.S Modified. - Acceptable.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding - no problems evident.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Exterior doors damaged.	\$2,400.00
		3	Windows too small. Add 8 large windows.	\$12,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Linoleum installed 2 years ago acceptable.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable.	
6.1.8	Heating system.	3	Radiation and ventilation tie into main building, stuffy.	10000.00
6.1.9	Ventilation system.	F.I.	See above 6.1.8.	
6.1.10	Electrical, communication and data network systems.	4	Indirect light complete with a row of direct added after building was installed. Computer category 5. Lots of space capacity on panel.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Non evident.	
6.1.12	Barrier-free access.	4	Acceptable.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$25,900.00</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>		Detached building No 1 - date unknown (about 1980) "External Agency Program".	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Buildings appear low into the ground. Site drainage runs to building. There are no crawl space vents. Odour is evident in south corner.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt shingles - No evidence of problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding - No evidence of problems.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Acceptable.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Acceptable for programs.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable for programs.	
6.1.8	Heating system.	4	Palm Air furnaces with condensing unit	
6.1.9	Ventilation system.	4	Part of above	
6.1.10	Electrical, communication and data network systems.	4	Fire alarm tied into main building	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	No exit lights	\$1,300.00
6.1.12	Barrier-free access.	4	No barrier free access.	
<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>				<b>\$1,300.00</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>		Detached building No 2 - date unknown. Currently used for storage.	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Buildings appear low into the ground. Site drainage runs to building. There are no crawl space vents.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt shingles - No evidence of problems.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Metal siding - No evidence of problems.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Acceptable.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Acceptable.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Acceptable.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Acceptable.	
6.1.8	Heating system.	4	Palm Air furnaces with condensing unit	
6.1.9	Ventilation system.	4	Part of above	
6.1.10	Electrical, communication and data network systems.	4	Fire alarm tied into main building	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	No exit lights	\$1,300.00
6.1.12	Barrier-free access.	4	No barrier free access.	
<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>				<b>\$1,300.00</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			462.4			400.0	62.4	Portables (Attached)
		5	72-75		5	80.0			
		1	97.1						
7.2	Science Rooms/Labs			101.5	2	95.0	190.0	(88.5)	
		1	86.5						
		1	15.0						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			276.5			400.0	(123.5)	
		1	83.0		1	130.0			
		1	193.5		3	90.0			
7.4	Gymnasium (incl. gym storage)	1		484.7	1		473.0	11.7	
			420.6			430.0			
			37.9			43.0			
			26.2					Change room used as gym storage.	
7.5	Library/Resource Areas	1		295.3	1		190.0	105.3	
			162.2						
			18.9						
			114.2						
7.6	Administration/Staff, Physical Education, Storage Areas			239.1			485.0	(245.9)	
			187.0			357.0			
			12-20			70.0			
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			820.98			764.00	56.98	
	<b>Overall Space Adequacy Assessment</b>	12		2680.48	13		2902.00	(221.52)	Interpolated Core Elementary. Cap 275 + 8 = 475 cap + 21.5% (Circ. And wall area). 2 Detached portables are not included in space adequacy calculations.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments



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