

School Name:	ECOLE BIRCHWOOD			School Code:	1847	
Location:	FORT MCMURRAY			Facility Code:	1803	
Region:	NORTH			Superintendent:	BARRY HAUGHIAN	
Jurisdiction:	FORT MCMURRAY SCHOOL DISTRICT NO. 2833			Contact Person:	BARRY HAUGHIAN	
				Telephone:	(780) 743-8525	
Grades:	VII-IX			School Capacity:	340	
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	1977	1	2767.9	MASONRY BEARING WALLS ON CONC FOUNDATION, SUPPORTING STEEL DECK/OWSJ ROOF. EXTERIOR CLADDING PAINTED BLOCK & PLYWD PANEL, BRICK VENEER.	THE SCHOOL IN GENERAL HAS PERIMETER HOT WATER HEATING SYSTEMS WITH CENTRALIZED AIR HANDLING UNITS FOR VENTILATION. THE GYM HAS HEATING AND VENTILATION FROM THE AIR HANDLING SYSTEM ALONE.	SCHOOL HAS BEEN VACANT FOR APPROX 3 YEARS. CURRENTLY USED AS STORAGE.
Additions/ Expansions	1977	1	489.4	SIMILAR TO ORIGINAL.	SAME AS ABOVE	ADDITION OF HOME EC & IA AREAS. *1977 SECTION DESIGNATION IN REPORT WILL REFER TO BOTH SECTIONS AS SINGLE ENTITY.
					Evaluator's Name:	Tony Eng, Croy Yee
					& Company:	ANTHONY K. ENG ARCHITECT LTD.

<p>Upgrading/ Modernization (identify whether minor or major)</p>							
<p>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</p>							
<p>List of Reports/ Supplementary Information</p>	<p>1998 FACILITY EVALUATION BY WOOD O'NEILL O'NEILL (EXCERPTED). MINI-PLANS APPEAR ACCURATE & UP-TO-DATE.</p>						

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	SITE GENERALLY ADEQUATE, REQUIRING MISC. MAINTENANCE WORK . OCCUPANCY WOULD REQUIRE SIGNAGE IDENTIFICATION.	\$ 10,500
2	Building Exterior	DOORS DAMAGED & WORN, REQUIRING REPLACEMENT. BUILT-UP-ROOF & PLYWOOD FASCIA IS ARE AT END OF LIFESPAN REQUIRING REPLACEMENT WITHIN 3-5 YEARS.	\$ 136,200
3	Building Interior	MAJORITY INT FINISHES IN POOR/MARGINAL CONDITION. FLOOR FINISHES AT ALL ROOMS NEED RENEWAL; CORRIDORS REQUIRE REPAIR & POLISH. GYM WALL FINISH & A/C TILE @ STAGE, HOME EC & IA CEILINGS REQUIRE REPLACEMENT. DOOR REPLACEMENT INCL STAGE CURTAIN, REPLACEMENT OF MILLWORK ITEMS, LOCKERS & WASHRM FINISHES, & INSTALLATION OF AUTO FRONT DR & PLATFORM LIFT TO STAGE ARE RECOMMENDED PER REPORT.	\$ 304,250
4	Mechanical Systems	SYSTEMS ARE GENERALLY IN GOOD CONDITION. VENTILATION CAPACITY MUST BE INVESTIGATED FURTHER. COOLING SYSTEM MUST BE CHECKED OUT PRIOR TO ACTIVATION.	\$ 8,550
5	Electrical Systems	SYSTEMS ARE GENERALLY IN GOOD CONDITION. NEW PA SYSTEM SHOULD BE INSTALLED WITH TELEPHONE HANDSETS IN EACH CLASSROOM. FIRE ALARM VISUAL DEVICES SHOULD BE INSTALLED IN THE ORIGINAL BUILDING. STAFF PARKING REQUIRES LIGHTING. LAMPS IN ALL EXIT SIGNS NEED TO BE REPLACED.	\$ 41,700
6	Portable Buildings	N/A	
7	Space Adequacy:		
	7.1 Classrooms	DEFICIENT NUMBER CR'S (PREVIOUS 8 CORE PORTABLES REMOVED IN '95).	
	7.2 Science Rooms/Labs	1 CR UNDERSIZED BY JR HIGH STANDARD.	
	7.3 Ancillary Areas	EXISTING INCL STAGE/MUSIC AREA (+ KITCHEN ADJACENT TO STAGE/MUSIC). ADEQUATE NUMBER & SIZE.	
	7.4 Gymnasium	ADEQUATE SIZE COMPARED TO JR HIGH W/ 300 CAPACITY.	
	7.5 Library/Resource Areas	ADEQUATE, COMPARED TO JR HIGH STANDARD.	
	7.6 Administration/Staff Areas	EXIST TOTAL INCL L.A.C. SPACE. COMPARED TO JR HIGH STANDARD, DEFICIENT IN ADMIN & STAFF AREAS.	
	7.7 CTS Areas	PROVISION OF SPECIFIC BSE AREA UNKNOWN; EXIST ANCILLARY CR'S DEFICIENT IN SIZE. HOME EC & IA AREAS ADEQUATE.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	EXIST PLAN IS VERY EFFICIENT; LACKS STUDENT AREAS.	
	Overall School Conditions & Estim. Costs	EXISTING HAS ADEQUATE CORE FUNCTION SPACES, EXCEPT NUMBER CR'S DEFICIENT, W/ FORMER PORTABLES REMOVED.	\$ 501,200

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	LARGE SITE AREA.	
1.1.2	Outdoor athletic areas.	4	APPEARS SATISFACTORY. INCLUDES ADJACENT BASKETBALL/TENNIS COURTS.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	3 EQUIPMENT AREAS W/ NEWER EQUIPMENT IN GOOD CONDITION. SAND BED REQUIRED.	\$ 4,500
1.1.4	Site landscaping.	3	MINIMAL VEGETATION, SOD FIELDS. VEGETATION, WEEDS GROWING AGAINST BUILDING ON SOUTHWEST SIDE - REMOVAL OR PAVING COVER REQUIRED.	\$ 1,500
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	WOOD POST FENCE @ FRONT, PERIMETER CHAIN LINK FENCE, IN GOOD CONDITION. BIKE RACK NEEDS PAINTING.	\$ 500
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	PERIMETER ASPHALT IN ACCEPTABLE CONDITION, DRAINAGE APPEARS TO BE SATISFACTORY.	
1.1.7	Evidence of sub-soil problems.	4	NONE APPARENT.	
1.1.8	Safety and security concerns due to site conditions.	4	NONE APPARENT.	
	Other			
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	VEHICLE & PEDESTRIAN ACCESS PRIMARILY FROM THE FRONT.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	ASPHALT PAVING IN ACCEPTABLE CONDITION.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	DEDICATED BUS DROP-OFF LANE @ FRONT.	
1.2.4	Fire vehicle access.	4	ACCESSIBLE ON THREE SIDES.	
1.2.5	Signage.	2	NO EXISTING SIGNAGE.	\$ 1,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1		4	APPROX 32 VEHICLE STALLS, ALL ENERGIZED.	
1.3.2	Layout and safety of parking lots.	4	SATISFACTORY.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	MARGINALLY ACCEPTABLE SURFACE, SHOWING WEAR. DRAINAGE POSITIVE TOWARD STREET.	
1.3.4	Layout and safety of sidewalks.	4	GENERALLY LOCATED AROUND PERIMETER, APPEARS SATISFACTORY.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	ASPHALT PAVING AT REAR & SIDES (SOUTH, EAST, WEST), BRICK PAVERS AT FRONT, IN ACCEPTABLE CONDITION. CONCRETE ENTRANCE WALK SPALLED, NEEDS RE-SURFACING.	\$ 2,500
1.3.6	Curb cuts and ramps for barrier free access.	3	PRESENT @ CURB; BRICK PAVERS @ FRONT ENTRANCE DOORS NEEDS RE-GRADING TO REDUCE STEP @ THRESHOLD.	\$ 500
	Other			
	Overall Site Conditions & Estimated Costs			\$ 10,500

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	1977	CONC SLAB ON GRADE, IN GOOD CONDITION, NO PROBLEMS NOTED.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1977	MASONRY WALLS (LIKELY COMBINED W/ STL COLUMNS) ON CONC FOUNDATION, APPEARS TO BE IN GOOD CONDITION.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1977	STEEL DECK ON OWSJ, NO APPARENT SIGNS OF STRESS.	
Other					

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	<u>Description/Condition/Age</u>	
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).	3	1977	1998 FACILITY EVALUATION INDICATES SOME REPAIR WORK WAS NEEDED IN '93 TO EXTEND LIFE OF ROOF. ROOF OBSERVED TO BE IN MARGINAL CONDITION, WITH COMPLETE REPLACEMENT RECOMMENDED.	\$ 85,000
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1977	PAINT GAS PIPELINE.	\$ 400
2.2.3	Control of ice and snow falling from roof.	4	1977	NO APPARENT PROBLEMS.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
Other					

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).	3	1977	PAINTED RIBBED CONC BLOCK AROUND GYM, ELSEWHERE BRICK VENEER W/ PAINTED PLYWOOD FASCIA PANELS. STEEL SIDING WHERE PREVIOUS PORTABLE ADDITION WAS REMOVED IN DAMAGED CONDITION - REPLACEMENT IS RECOMMENDED.	\$ 800
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1977	PLYWOOD FASCIA BOARD IS NEAR END OF LIFE - REPLACEMENT W/ PREFINISHED METAL PANELS RECOMMENDED.	\$ 24,000
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	1977	NO APPARENT PROBLEMS. INSULATION VALUE OF CONC BLK WALLS @ GYM VERY MINIMAL.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1977	NO PROBLEMS NOTED (INTERNAL ROOF DRAINAGE SYSTEM).	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1977	NO APPARENT PROBLEMS.	
Other					
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).	2	1977	ALL EXTERIOR DOORS VANDALIZED &/OR DAMAGED. REPLACEMENT INCL HARDWARE IS REQUIRED.	\$ 20,000

2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1977	SEE 2.4.1 ABOVE.	INCL @ 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1977	SEE 2.4.1 ABOVE.	INCL @ 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1977	ALUMINUM W/ DOUBLE GLAZING, FIXED & AWNING TYPE; EXTERIOR FINISH OF LOWER BLANK PANELS NEEDS RENEWAL. HORIZ BLINDS BETWEEN GLASS PANELS NEED REPAIR & ADJUSTMENT FOR IMPROVED FUNCTION.	\$ 6,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1977	SEE 2.4.4 ABOVE.	INCL @ 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1977	NONE NOTED.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 136,200

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	1977	PRIMARILY CONC BLK, W/ SOME PREFINISHED PANELS ON WOOD OR STL FRAME, GENERALLY IN GOOD CONDITION.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1977	CONC SLAB ON GRADE, NO PROBLEMS EXCEPT FOR MINOR CRACKS.	
	Other				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1977	VCT @ GYM, CARPET & SHEET FLR @ CLASSRMS, LIBRARY, HOME EC., IA, STAGE/MUSIC & ADMIN IN AREAS IN POOR TO MARGINAL CONDITION (EXCEPTION OF VCT IN GOOD CONDITION @ 1 ANCILLARY CR). REPLACEMENT RECOMMENDED (CARPET @ ADMIN & LIBRARY, CUSHIONED SHEET @ GYM, RESILIENT SHEET ELSEWHERE). CORRIDOR FLOORING EPOXY/QUARTZITE IN MARGINAL TO GOOD CONDITION - REPAIR OF CRACKS & POLISHING ARE REQUIRED.	\$ 145,000
3.2.2	Wall materials and finishes.	3	1977	PRIMARILY PAINTED BLOCK, W/ SOME PTD GYP BD & PREFINISHED PANELS. FINISH @ GYM & CORRIDORS NEEDS RENEWAL.	\$ 15,000
3.2.3	Ceiling materials and finishes.	3	1977	A/C TILE @ CLASSRMS, ADMIN IN FAIR TO GOOD CONDITION. REPLACEMENT OF A/C TILE NEEDED @ STAGE/MUSIC, HOME EC & IA AREAS. PAINTED EXPOSED STRUC @ GYM & GYP BD ELSEWHERE IN GOOD CONDITION.	\$ 17,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	1977	PAINTED SOLID CORE WOOD DOORS (METAL @ MECH & JANITOR RMS) IN METAL FRAMES. APPROX. 20% REQUIRE REPLACEMENT DUE TO DAMAGES/WORN CONDITION. REMAINDER REQUIRE KICKPLATES TO PROLONG LIFESPAN. COLLAPSIBLE CURTAIN @ STAGE IN VERY POOR CONDITION, REQUIRING REPLACEMENT.	\$ 22,000
3.2.5	Millwork	3	1977	AT CR'S, PAINTED WOOD SHELVES & UPPER CUPBDS GENERALLY IN GOOD CONDITION. LOWER PLAS LAM COUNTERS INCL SCIENCE & KINDERGARTEN IN DAMAGED/WORN CONDITION REQUIRING REPLACEMENT. REPAIR EXIST PLAS LAM COUNTERS @ HOME EC.	\$ 32,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1977	CHALKBOARDS IN GOOD CONDITION.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1977	MTL BOOTRACKS, METAL LOCKERS IN POOR CONDITION. REPLACEMENT RECOMMENDED.	\$ 30,000
3.2.8	Washroom materials and finishes.	3	1977	PAINT OVER ORIGINAL EPOXY FLOORING, REQUIRES RENEWAL. PAINTED BLOCK & EPOXY WALLS @ SHOWER GOOD CONDITION. CEILINGS PAINTED GYP BD IN GOOD CONDITION. METAL LOCKERS REQ'D @ BOY'S CHANGE RM TO REPLACE EXISTING WOOD CUBICLES; NEW VANITIES REQ'D @ ALL WASHRMS.	\$ 22,000
	Other				
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as</i>		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	<i>appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1977	NON-COMBUSTIBLE, NON-SPRINKLERED.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1977	APPEARS SATISFACTORY.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	1977	PREFINISHED PARTITIONS BETWEEN CLASSRMS & AT LIBRARY ARE SUSPECT IN TERMS OF REQUIRED RATING. CONFIRMATION OF CONSTRUCTION IS REQUIRED.	
3.3.4	Exiting distances and access to exits.	3	1977	NORTH EXIT FROM LIBRARY ALSO SERVES AS EXIT THROUGH LIBRARY FROM CORRIDOR - EXIT SIGN IS MISSING.	\$ 250
3.3.5	Barrier-free access.	3	1977	AUTOMATIC FRONT ENTRANCE DOOR REQUIRED. TO ACCESS STAGE, A PLATFORM LIFT & ASSOCIATED RENOVATIONS ARE RECOMMENDED.	\$ 21,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	1977	ASBESTOS AUDIT REQUIRED TO CONFIRM SUSPECT MATERIALS INCL CLASSRM SHEET FLOORING.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI	1977	MOULD DETECTED @ SOME AREAS, INCL WITHIN WALLS; FURTHER INVESTIGATION IS RECOMMENDED.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 304,250

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	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1977	1 1/2" OPEN ENDED WATER LINE IS ROUGHED IN OUTSIDE OF MECHANICAL ROOM. NO PROBLEMS REPORTED OR FOUND.	
4.1.3	Outside storage tanks.	N/A		N/A	
	Other	N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Sectio	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5	1977	ONE FIRE HYDRANT IS LOCATED WITHIN 90M OF THE MAIN ENTRY. NO SIAMESE CONNECTION.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	2	ALL	ALL FIRE EXTINGUISHERS WILL REQUIRED INSPECTION IF THE SCHOOL IS TO BE OCCUPIED.	\$950
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3	ALL	INDUSTRIAL ARTS HAS NO BLANKET OR EYE WASH. INSTALLED. ROOM IS NO LONGER USED FOR INDUSTRIAL ARTS. SCIENCE ROOM DOES NOT HAVE A BLANKET (EYE WASH IS INSTALLED). A GAS SYSTEM IS INSTALLED.	\$ 500
	Other	N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1977	NO PROBLEMS REPORTED OR FOUND.	
4.3.2	Water treatment system(s).	N/A		N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1977	BELL AND GOSSETT BASE MOUNTED PUMPS FOR THE HEATING SYSTEM. INLINE FOR DOMESTIC HOT WATER RECIRCULATION.	
4.3.4	Piping and fittings.	3	ALL	GAS LINE ON ROOF HAS SURFACE RUST. THIS PIPE SHOULD BE RE-PAINTED.	\$ 2 100
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	HANDICAP WATER CLOSETS ARE AVAILABLE, BUT THE LAVATORIES TRIM AND OFFSET WASTE NEED TO BE INSTALLED TO MEET HANDICAP REQUIREMENTS. ALL FIXTURES ARE VITREOUS CHINA EXCEPT FOR: LAVATORIES ARE BAKED ENAMEL, SINKS ARE STAINLESS STEEL. MOP SINKS ARE MOLDED PLASTIC. SHOWERS ARE CONTROLLED FROM A CENTRAL MIXING VALVE.	\$ 1 100
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1977	TWO AO SMITH BT199-730S WATER HEATER, 179 MBH, 86 GAL STORAGE. ANODES REPLACED IN 1992. ONE UNIT IS NO LONGER OPERATIONAL (ONLY ONE REQUIRED). NO OTHER PROBLEMS REPORTED OR FOUND. TYPICALLY NO REMAINING RELIABLE LIFESPAN.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
Other		3	1977	NO OPERATION TIMER INSTALLED TO DOMESTIC HOT WATER RECIRCULATION PUMP.	\$ 500
		3	ALL	URINALS ARE FLUSH TANK AND SHOULD HAVE A SOLENOID AND MOTION SENSOR INSTALLED TO SAVE ON WATER COSTS.	\$ 1 800

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).	4	1977	ONE RECENTLY REPLACED HIGH EFFICIENCY THERMIFIC N-700C, 700/595 MBH INPUT/OUTPUT.	
4.4.2	Heating controls (including use of current energy management technology).	4	ALL	STANDARD CONTROL SYSTEM DRIVEN BY COMPRESSED AIR WITH A NIGHT SET-BACK MODE.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	1977	NO PROBLEMS REPORTED OR FOUND.	
4.4.4	Treatment of water used in heating systems.	4	1977	NO PROBLEMS REPORTED OR FOUND.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1977	NO PROBLEMS REPORTED OR FOUND.	
4.4.6	Heating air filtration systems and filters.	N/A		N/A	
4.4.7	Heating humidification systems and components.	N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Sectio	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4	1977	GYM AHU PROVIDES HEATING AND VENTILATION FOR THIS AREA ONLY. NO PROBLEMS REPORTED OR FOUND.	
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.4.13	Zone/unit heaters and controls.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Sectio	Description/Condition	
4.5.1	Air handling units capacity and condition.	3	1977	MAIN AHU (ON ROOF) IS A CLIMATE MASTER SYSTEM FLMR-30-840, 12 000 CFM (NO DATA AVAILABLE) C/W COOLING CONDENSING SECTION. UNIT IS IN GOOD CONDITION, BUT AT THE END OF ITS RELIABLE LIFESPAN. COOLING SYSTEM REQUIRES MAINTENANCE.	SEE 4.6.1
		4	1977	GYM AHU (IN MEZZANINE) IS A CLIMATE MASTER FLSI-H-80, 840 MBH, 8000 CFM. UNIT IS IN GOOD CONDITION BUT AT THE END OF ITS RELIABLE LIFESPAN.	SEE 4.6.1
		3	1977 ADD'N	ADDITION AHU IS A CLIMATE MASTER (NO DATA), C/W AIR CONDENSING SYSTEM. OUTSIDE HAS SIGNIFICANT RUST. RE-FINISHING IS REQUIRED. SIGNIFICANT MAINTENANCE IS REQUIRED. FLAMEMASTER (NO DATA), UNIT NEEDS TO BE REPLACED.	SEE 4.6.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	FI	1977	NO AIR BALANCING REPORTS AVAILABLE. NO DATA AVAILABLE. SCHOOL UNIT MAY BE CAPABLE OF CURRENT OUTSIDE AIR REQUIREMENTS, BUT FURTHER INVESTIGATION IS REQUIRED.	
		4	1977	GYM UNIT IS CAPABLE OF APPROXIMATELY 5000 CFM OF OUTSIDE AIR (250 PEOPLE).	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1977	DESIGN CAPACITY OF SCHOOL AHU INDICATES 3.5 AIR CHANGES PER HOUR.	
		4	1977	DESIGN CAPACITY OF GYM AHU INDICATES 18.0 AIR CHANGES PER HOUR AT 10 FOOT HEIGHT.	
4.5.4	Exhaust systems capacity and condition.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.5.5	Separation of out flow from air intakes.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1977 ADD'N	DUST COLLECTION (NO DATA) SYSTEM INSTALLED OUTSIDE OF INDUSTRIAL ARTS. OUTLETS ARE CURRENTLY CAPPED IN CEILING SPACE. NO PROBLEMS REPORTED OR FOUND.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
Other		N/A		N/A	
4.5	Ventilation Systems (cont'd) <i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>		Bldg. Sectio	<u>Description/Condition</u>	
4.5.7	Ventilation controls (including use of current energy management technology).	4	ALL	ALL UNITS ARE CONTROLS FROM A CENTRAL TIME CLOCK.	
4.5.8	Air filtration systems and filters.	4	ALL	STANDARD EFFICIENCY FILTERS INSTALLED (30%).	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	3	ALL	COOLING SECTIONS ON AHU WILL REQUIRE A THROUGH REVIEW PRIOR TO RE-ENERGIZATION. SYSTEMS HAVE BEEN SHUT-DOWN FOR A FEW YEARS.	\$ 1 600
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.6.3	Cooling system controls (including use of current energy management technology).	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	ALL	LOCAL CONTROL SYSTEM INSTALLED. NO NEED FOR A CENTRALIZED SYSTEM.	
Overall Mech Systems Condition & Estim. Costs		4			\$ 8 550

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1 Site Services					
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1977	120/208 THREE PHASE, 800 AMP UNDERGROUND POWER SERVICE WITH A TRANSFORMER OUTSIDE. CANADIAN GENERAL ELECTRIC DISTRIBUTION SYSTEM. THE SERVICE IS CAPABLE OF 230.6KVA.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1977	STAFF PARKING HAS NO LIGHTING. EXTERIOR BUILDING LIGHTS ARE SUFFICIENT (WALL PACK METAL HALIDE). ONE WALL PACK HAS BEEN DAMAGED AND SHOULD BE REPLACED, ON OTHER IS LOOSE ON WALL. OUTSIDE LIGHTING SYSTEM ARE CONTROLLED WITH A TIMER AND PHOTOCELL SYSTEM. CANOPY LIGHTS ARE METAL HALIDE.	\$ 9 500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1977	STAFF PARKING HAS EXTERIOR PLUGS INSTALLED (16 OUTLETS FOR 32 VEHICLES). NO GROUND FAULT PROTECTION NOTED.	\$ 2 400
Other		N/A		N/A	
5.2 Life Safety Systems					
			Bldg. Sectio	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1977	EDWARD MODEL 6500 SYSTEM I(5 ZONES) IS INSTALLED, LOCATED IN MAIN OFFICE. CURRENT CODE REQUIRES VISUAL ALARM DEVICES TO BE INSTALLED. ANNUNCIATOR IS INSTALLED AT MAIN ENTRY. NO MAP AT ENTRY	\$ 4 500
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1977	INSUFFICIENT EMERGENCY LIGHTING THROUGHOUT THE BUILDING.	\$ 3 500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1977	ALMOST ALL EXIT SIGNAGE LAMPS ARE BURNT OUT. UPDATE WITH ENERGY EFFICIENT LED LIGHTS.	\$ 500
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Sectio	Description/Condition	
5.3.1	Power service surge protection.	4	1977	NO SURGE PROTECTION INSTALLED. NO POWER PROBLEMS NOTED.	
5.3.2	Panels and wireways capacity and condition.	4	1977	NO PROBLEMS REPORTED OR FOUND.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	4	1977	NO PROBLEMS REPORTED OR FOUND. NEW DATA WIRING HAS BEEN INSTALLED WITH WIREMOLD.	
5.3.5	Motor controls.	4	1977	NO PROBLEMS REPORTED OR FOUND.	
Other		N/A		N/A	

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).	4	1977	<p>GENERALLY FLUORESCENT LIGHTING WITH COOL WHITE TUBES ARE USED THROUGHOUT THE SCHOOL. A FEW LOCATIONS HAVE USED INCANDESCENT LIGHTING DUE TO SMALL TIGHT AREAS, STORAGE ROOMS, AND LIGHTING EFFECTS. GYM AND HAS METAL HALIDE LIGHTS. CORRIDORS ARE CONTROLLED WITH A LOW VOLTAGE SWITCHING SYSTEM. HALF OF THE TUBES HAVE BEEN REMOVED FROM MOST OF THE FLUORESCENT LIGHTS.</p> <p>ILLUMINATION LEVELS (IN LUX):</p> <table border="0"> <tr> <td></td> <td>PREFERRED</td> <td>ACHIEVED</td> </tr> <tr> <td>CLASSROOMS:</td> <td>550-600</td> <td>400-500</td> </tr> <tr> <td>LABORATORIES:</td> <td>550-600</td> <td>400-500</td> </tr> <tr> <td>LIBRARY READING</td> <td>350-600</td> <td>250-400</td> </tr> <tr> <td>LIBRARY STACKS</td> <td>400</td> <td>150-200</td> </tr> <tr> <td>OFFICES</td> <td>550-600</td> <td>400-500</td> </tr> <tr> <td>COMPUTERS</td> <td>500</td> <td>500</td> </tr> <tr> <td>GYMNASIUM (EM&JR)</td> <td>350-500</td> <td>400</td> </tr> <tr> <td>WASHROOMS</td> <td>300</td> <td>200-400</td> </tr> <tr> <td>CORRIDORS</td> <td>300</td> <td>200-300</td> </tr> <tr> <td>MECHANICAL</td> <td>350</td> <td>400</td> </tr> <tr> <td>STORAGE</td> <td>100</td> <td>200</td> </tr> <tr> <td>STAFF</td> <td>500</td> <td>200-300</td> </tr> </table>		PREFERRED	ACHIEVED	CLASSROOMS:	550-600	400-500	LABORATORIES:	550-600	400-500	LIBRARY READING	350-600	250-400	LIBRARY STACKS	400	150-200	OFFICES	550-600	400-500	COMPUTERS	500	500	GYMNASIUM (EM&JR)	350-500	400	WASHROOMS	300	200-400	CORRIDORS	300	200-300	MECHANICAL	350	400	STORAGE	100	200	STAFF	500	200-300	
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5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	1977	BALLAST'S ARE SUSPECTED TO HAVE PCB'S. STANDARD MAGNETIC BALLAST'S ARE PRESENTLY INSTALLED.																																								
5.4.3	Implementation of energy efficiency measures and recommendations.	4	1977	SEVERAL LIGHTING FIXTURES HAVE HAD HALF OF THE FLUORESCENT TUBES REMOVED. A PROGRAM FOR CHANGING ALL BALLAST'S TO AN ELECTRONIC TYPE IS RECOMMENDED.																																								
Other		N/A		N/A																																								

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1977	NO PROBLEMS REPORTED OR FOUND. TRILLIUM HANDSETS AND CONTROLLER FOR OFFICE AND STAFF AREAS ONLY.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	2	1977	PUBLIC ADDRESS SYSTEM CONTROLLER HAS BEEN REMOVED. A REPLACEMENT SYSTEM IS REQUIRED. EACH CLASSROOM HAS A WALL SWITCH, NO PRIVATE CONVERSATIONS. HANDSETS SHOULD BE INSTALLED IN EVERY CLASSROOM TO REPLACE THE PA SYSTEM.	\$ 21 300
5.5.3	Network cabling (if available, should be category 5 or better).	4	1977	CAT. 5 CABLING IS INSTALLED.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1977	CABLING SYSTEM IS SURFACE MOUNTED IN WIREMOLD.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1977	NO PROBLEMS REPORTED OR FOUND.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1977	NO PROBLEMS REPORTED OR FOUND.	
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A	1977	N/A	
5.6.2	Intrusion alarms (if applicable).	4	1977	DSC PC3000 SYSTEM INSTALLED , MOSTLY WITH MOTION SENSORS. NO PROBLEMS REPORTED OR FOUND.	
5.6.3	Master clock system (if applicable).	4	1977	MASTER CLOCK SYSTEM IS FUNCTIONING PROPERLY.	
	Other	N/A		N/A	
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).			NONE EXISTING	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
	Other				
Overall Elect. Systems Condition & Estim Costs		3			\$ 41 700

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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	1 2 3	69.1 81 78.2	465.7	9	80	720	-254.3	REQ'D NUMBER CR'S INTERPOLATED BETWEEN ELEM & JR HIGH PROV STANDARD. DEFICIENT NUMBER CR'S (PREVIOUS 8 CORE PORTABLES REMOVED IN '95).
7.2	Science Rooms/Labs	1 1	78.2 98.4	176.6	1 1	120 95	215	-38.4	1 CR UNDERSIZED BY JR HIGH STANDARD.
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	82.1 91.3 177.7	351.1	1 2	130 90	310	41.1	EXISTING INCL STAGE/MUSIC AREA (+ KITCHEN ADJACENT TO STAGE/MUSIC). ADEQUATE NUMBER & SIZE.
7.4	Gymnasium (incl. gym storage)	1		486.4	1		473	13.4	ADEQUATE SIZE COMPARED TO JR HIGH W/ 300 CAPACITY.
7.5	Library/Resource Areas	1		177.4	1		170	7.4	ADEQUATE, COMPARED TO JR HIGH STANDARD.
7.6	Administration/Staff, Physical Education, Storage Areas			383.3			452	-68.7	EXIST TOTAL INCL L.A.C. SPACE. COMPARED TO JR HIGH STANDARD, DEFICIENT IN ADMIN & STAFF AREAS.
7.7	CTS Areas								
	7.7.1 Business Education				1	115	115	-115	AVAILABILITY OF CR FOR BSE UNKNOWN. EXIST CR SIZES DEFICIENT.
	7.7.2 Home Economics	1	138.9	138.9	1	160	160	-21.1	SLIGHTLY UNDERSIZED BY PROV STANDARD.
	7.7.3 Industrial Arts	1	285.3	285.3	1	280	280	5.3	ADEQUATE SIZE.
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			792.4			861	-68.6	PROV. FIGURE INTERPOLATED BETWEEN ELEM & JR HIGH STANDARD. EXIST PLAN IS VERY EFFICIENT; LACKS STUDENT AREAS.
	Overall Space Adequacy Assessment			3257.1			3260.5	-3.4	PROV. FIGURE USED INTERPOLATED BETWEEN ELEM & JR HIGH STANDARDS FOR 350 CAPACITY. EXISTING HAS ADEQUATE CORE FUNCTION SPACES, EXCEPT NUMBER CR'S DEFICIENT, W/ FORMER PORTABLES REMOVED.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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