

School Facility Evaluation Project
Part IV - Additional Notes and Comments

School Name:	ALTADORE ELEMENTARY			School Code:	9109	
Location:	4506 - 16ST S.W., CALGARY, AB.			Facility Code:	1437	
Region:				Superintendent:	Dr. DONNA MICHAELS	
Jurisdiction:	CALGARY SCHOOL DISTRICT No. 19			Contact Person:	Ms. LEANNE SOLIGO	
				Telephone:	(403) 214-1123	
Grades:	K - 6			School Capacity:	350	
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	1	2131.80m2	FRAME, STUCCO WITH BRICK & CORRUGATED METAL ACCENTS, FLAT ROOF	STEAM HEATING SYSTEM VENTILATION WITH UNIT VENTILATOR IN EACH CLASSROOM, CENTRAL EXHAUST	MODERNIZATION REQUIRED
Additions/ Expansions	1954	1	604.90m2	SAME AS 1952	SAME.	MODERNIZATION REQUIRED
			TOTAL 2736.7			
					Evaluator's Name:	WINSTON DZIVER
					& Company:	GOWLING AND GIBB ARCHITECTS

Upgrading/ Modernization (identify whether minor or major)	1952 (?)	1	82.30m2	SAME.	SAME.	MINOR - STOR. REMOVE FROM N.E. CR AND ADMIN. AREA MODERNIZED
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					NONE ON THIS SITE
List of Reports/ Supplementary Information	ROOFING INSPECTION REPORT NOT PREPARED AUTHORITY HAVING JURISDICTION REPORT(S) NOT PREPARED HAZARDOUS MATERIALS AUDIT AVAILABLE - "MANAGE IN PLACE" POLICY IN EFFECT					

School Facility Evaluation Project
Part IV - Additional Notes and Comments

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	REPLACE COMPOUND SLAB AND PAVING.	\$51,000.00
2	Building Exterior	REPLACE EXTERIOR DOORS AND WINDOWS/INFILL	\$269,500.00
3	Building Interior	FULL MODERIZATION - MATERIALS, FINISHES, DOORS AND FITMENTS	\$413,450.00
4	Mechanical Systems	REPLACE BOILER HEATING SYSTEM, REPLACE VENTILATION SYSTEM, NEW CONTROL SYSTEM REQUIRED, MISC. PLUMBING ITEMS	\$436,189.00
5	Electrical Systems	NEW LIGHT FIXTURES REQUIRED, NEW FIRE ALARM, EMERGENCY & EXIT LIGHTING SYSTEM REQUIRED, NEED SURGE PROTECTION, DATA CABLING REQUIRED IN CLASSROOMS	\$164,768.00
6	Portable Buildings	N/A	\$0.00
7	Space Adequacy:		
	7.1 Classrooms	One classroom is leased as a daycare. There is a surplus of 134.9 m2.	
	7.2 Science Rooms/Labs	The science room has been converted to an ECS classroom. There is a deficiency of 95 m2.	
	7.3 Ancillary Areas	There is a small deficiency of 5.0 m2.	
	7.4 Gymnasium	There is a large deficiency of 184.9 m2.	
	7.5 Library/Resource Areas	There is a surplus of 23.1 m2.	
	7.6 Administration/Staff Areas	There is a small deficiency of 19.2 m2.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	There is a deficiency of 72.9 m2.	
	Overall School Conditions & Estim. Costs		\$1,334,907.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	SITE SIZE ADEQUATE FOR FUNCTIONAL AND EDUCATIONAL NEEDS	
1.1.2	Outdoor athletic areas.	4	APPEARS ADEQUATE/AREAS SNOW COVERED - CONDITION NOT DETERMINED	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	COMPOUND IN POOR CONDITION - CONCRETE CRACKED, UNEVEN AND ASPHALT PATCHED - REPLACE	\$50,000.00
		4	TIMBER PLAY STRUCTURE - APPEARS GOOD CONDITION	
1.1.4	Site landscaping.	4	MATURE TREES AND SHRUBS	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	- WROUGHT IRON, CHAIN LINK AND POST AND CABLE - ALL IN GOOD CONDITION - FLAG POLE IN GOOD CONDITION - PIPE BIKE STANDS - ACCEPTABLE CONDITION	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	GENERALLY GOOD EXCEPT AT N. SIDE OF 1952 BUILDING - FILL, REGRADE AND TOP DRESS	\$1,000.00
1.1.7	Evidence of sub-soil problems.	F.I.	POSSIBLE GROUND WATER/DRAINAGE PROBLEM - EFFLORESCENCE EVIDENT ON INSIDE FACE OF BASEMENT N. AND E. BOILER RMS. WALLS	
1.1.8	Safety and security concerns due to site conditions.	4	NONE NOTED	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	TWO VEHICLE ACCESS POINTS - ACCEPTABLE TWO PEDESTRIAN ACCESS POINTS - ACCEPTABLE	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	F.I.	SITE SNOW COVERED - ON SITE ROAD POSSIBLE - NOT DETERMINED	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	OFF SITE STREET DROP-OFF	
1.2.4	Fire vehicle access.	4	ACCESS PROVIDED FROM STREET	
1.2.5	Signage.	4	VISIBLE AND ACCEPTABLE	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	14 STAFF STALLS - ENERGIZED 3 VISITOR STALLS	
1.3.2	Layout and safety of parking lots.	4	LAYOUT AND SAFETY ACCEPTABLE	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	F.I.	PARKING LOT SNOW COVERED - GRAVEL SURFACING REPORTED. DRAINAGE NOT DETERMINED - POSSIBLE PROBLEM IF NO CATCH BASIN.	
1.3.4	Layout and safety of sidewalks.	F.I.	SITE SNOW COVERED - NOT OBSERVED IN ALL AREAS.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	F.I.	SITE SNOW COVERED - NOT OBSERVED IN ALL AREAS. MAIN ENTRY CONCRETE WITH ASPHALT PATCH - DRAINAGE ACCEPTABLE.	
1.3.6	Curb cuts and ramps for barrier free access.	4	BARRIER FREE ACCESS RAMP AT S.E. ENTRY/EXIT	
Other				
	Overall Site Conditions & Estimated Costs			\$51,000.00

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	ALL	NO PROBLEMS OBSERVED	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	NO PROBLEMS OBSERVED	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	NO PROBLEMS OBSERVED	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	ALL	ROOFING REPORTS HAVE NOT BEEN PREPARED AND ARE NOT AVAILABLE FROM CBE	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	ALL	SEE 2.2.1.	
2.2.3	Control of ice and snow falling from roof.	4	ALL	FLAT ROOF	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	F.I.	ALL	SEE 2.2.1.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	F.I.	ALL	- STUCCO CRACKS, HOLES AND PEELING PAINT - PLYWOOD WINDOW INFILL - CHECKED AND PEELING PAINT	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	FASCIAS PREFINISHED METAL	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	ALL	SEE 2.3.1.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A	ALL	INTERNAL ROOF DRAINAGE TO STORM SYSTEM	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	NONE NOTED.	
Other		3	1964	SCOPE OF WORK REQUIRED FOR MECHANICAL EQUIPMENT (BOILER ETC) REMOVAL/REPLACEMENT NOT DETERMINED - COST INDICATED IS ALLOWANCE ONLY FOR 1 BOILER RM.	\$50,000.00
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	ALL	ORIGINAL PANEL DOORS WITH PLYWOOD ADDED TO EXTERIOR SIDE - REPLACE ALL (13 TOTAL)	\$19,500.00

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).	3	ALL	REFERENCE AND COST IN 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	REFERENCE AND COST IN 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	ALL	ORIGINAL WOOD SINGLE GLAZED WITH STORMS - DETERIORATED CONDITION - REPLACE ALL WITH ALUMINUM. WINDOWS AND INFILL FRAMING	\$200,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	REFERENCE AND COST IN 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	3	ALL	REFERENCE AND COST IN 2.4.4.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$269,500.00

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	ALL	MINOR PLASTER CRACKING	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	ALL	CONCRETE SLAB ON GRADE - MINOR CRACKING (OLD) IN EXPOSED CONCRETE AREAS.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	- ORIGINAL 12" x 12" VAT AND BATTLESHIP LINO - FAIR TO POOR CONDITION - REPLACE	\$95,800.00
		3	1925	- STAGE AND GYM HARDWOOD - REFINISH	
		3	ALL	- CARPET - WORN - REPLACE	
3.2.2	Wall materials and finishes.	3	ALL	WALLS MASONRY AND PLASTER - REPAIR MINOR PLASTER CRACKING - PAINT ALL	\$30,000.00
3.2.3	Ceiling materials and finishes.	3	ALL	- 12" x 12" GLUE ON ACOUSTIC - STAINED, MIS-MATCH PATCHED - TROWELLED ACOUSTIC - MATERIAL NOT DETERMINED - REPLACE 2' x 4' T-BAR ACOUSTIC THROUGHOUT NOTE: COST FOR HAZ. MATERIAL REMOVAL NOT DETERMINED	\$90,000.00
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	ALL	REPLACE 20 - ADMIN AREA OKAY	\$12,000.00
3.2.5	Millwork	3	ALL	CLASSROOM ORIGINAL MILLWORK - OUTDATED, WORN - REPLACE SCIENCE (ECS) ORIGINAL MILLWORK - OUTDATED, WORN - REPLACE KITCHEN (GYM AREA) - WORN OUT - REPLACE	\$67,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	ALL	ORIGINAL BLACKBOARDS - WORN OUT - REPLACE	\$20,650.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1952	GYM EQUIP. - GOOD CONDITION	
3.2.8	Washroom materials and finishes.	4	1952	CEILING PLASTER - OKAY - SEE 3.2.2. FOR PAINTING WALLS CONCRETE BLOCK - OKAY - SEE 3.2.2. FOR PAINTING FLOORS QUARRY TILE - OKAY PARTITIONS - ORIGNAL - OKAY	
Other		F.I.	ALL	SKYLIGHTS IN CORRIDORS, LIBRARY RESOURCE & OFFICE, BOYS AND GIRLS WASHROOMS - SINGLE GLAZED IN WOOD SASH - SEE ALSO 2.2.4.	
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 appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		Bldg. Section	Description/Condition	
		F.I.	ALL	AUTHORITY HAVING JURISDICTION REPORT NOT PREPARED OR AVAILABLE.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	ALL	COMBUSTIBLE AND NON-COMBUSTIBLE; NO SPRINKLERS	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	ALL	FIRE SEPARATIONS ZONES APPEAR PRESENT EXCEPT ABOVE CEILING CONSTRUCTION NOT OBSERVED (CONCEALED) - CORRIDOR ZONE DOORS NOT RATED - SEE 3.3.3. FOR DOOR AND FRAME REPLACE COST.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	2	ALL	WALLS CONCRETE BLOCK AND FRAME WITH PLASTER FINISH DOORS APPEAR NON-RATED - REPLACE ALL (65 TOTAL) SEE ALSO 3.3.4.	\$48,000.00
3.3.4	Exiting distances and access to exits.	2	ALL	DISTANCES ACCEPTABLE. EAST AND WEST CLASSROOM DOORS NOT RECESSED - OPEN DOORS REDUCE CORRIDOR WIDTH AND RESTRICTS ACCESS TO EXIT. - RECESS DOORS SEE 3.3.3. FOR DOOR AND FRAME REPLACEMENT COST.	\$50,000.00
3.3.5	Barrier-free access.	4	ALL	SINGLE STOREY - RAMP AT S.E. ENTRY/EXIT	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	ALL	AUDIT AVAILABLE - "MANAGE IN PLACE" POLICY CURRENTLY IN EFFECT - EXTENT OF HAZARDOUS MATERIALS AND ABATEMENT COSTS NOT DETERMINED	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A			
Other					
Overall Bldg Interior Condition & Estim Costs					\$413,450.00

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).	F.I.		Snow-covered ground. Cannot locate catch basins.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	F.I.		Exterior hose bibs available. Cannot locate underground irrigation system with snow covered ground	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	5		Street fire hydrant available. No siamese connection.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Standpipe and fire hose (1 1/2") available inside building.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers throughout building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A			
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4		6" municipal water supply, reduced to 3" combination fire fighting and domestic water service, 2" water meter located inside boiler room.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		3" backflow prevention valves in main water supply.	
4.3.4	Piping and fittings.	3		Most domestic water piping had been changed to copper. Small portion embedded in the slab or building structure remained to be galvanized pipes.	\$2, 000
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3		Plumbing fixtures are in good operating condition for now. Replace all fixtures and trims. 50% of plumbing cost to replace fixtures.	82,101
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3		One residential size domestic hot water heater over 20 years old.	\$1, 000
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary sewer appeared to be in good operating condition. Groundwater sump pump automatic by float control.	
		F.I.		Review storm stack in library, rust appeared in the joint.	
Other		3		No pipe insulation on domestic hot and cold water piping.	\$8, 000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3		Original steam boiler appeared in good operating condition. Condensation system requires further investigation to review existing receiver tank condition and float controls. Equipment and system exceed service life.	\$123,152
4.4.2	Heating controls (including use of current energy management technology).	3		All heating controls are old pneumatic system. No energy management function. See 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air and chimney looks fine. No high level relief.	
4.4.4	Treatment of water used in heating systems.	4		Routine water treatment provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A			
4.4.6	Heating air filtration systems and filters.	N/A			
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)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		Steam distributed to perimeter radiators and ventilation units. Only general routine maintenance required. See 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	3		Uninsulated steam pipes show some surface rust. Further inspection of pipe interior is required. System over 40 years old. See 4.4.1	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Appears satisfactory.	
4.4.13	Zone/unit heaters and controls.	3		Appears satisfactory. See 4.4.1	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3		Unit ait handlers in each classroom to bring in outside air with preheat. Equipment at end of life cycle. Required special order on parts. New ventilation system required.	\$136, 835
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.		Equipment capacities unknown.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.		Equipment capacities unknown.	
4.5.4	Exhaust systems capacity and condition.	3		Common exhaust system to exhaust all classrooms through central exhaust fan located in basement/crawl space. Exhaust capacity unknown. Exhaust fan condition appeared satisfactory. See 4.5.1	
4.5.5	Separation of out flow from air intakes.	4		Good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		No mechanical ventilation in hallway and exterior offices. See 4.5.1	
		3		No fire dampers in gym ductwork through boiler room. No fire dampers in exhaust grilles through classroom walls. See 4.5.1	
		1		No exhaust for gas stove in staff room	\$1, 000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Old pneumatic controls, no energy management technology See 4.7.1	
4.5.8	Air filtration systems and filters.	3		Filtration through unit air handlers in each classroom. New system required.	
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	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).	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	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Old pneumatic system. Replace with Energy Management systems	\$82,101
Overall Mech Systems Condition & Estim. Costs					\$436,189.00

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	Underground 400 amp 120/240 volts single phase, 3 wire main breaker and splitter system to SW wing, E wing, gym and three other panels. Current peak consumption at 37.6 KVA.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	Exterior lights on building front and side. None at rear.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	12 car plugs available, 4 against building and 8 along the fence. Good condition.	
	Other			
5.2	Life Safety Systems			
			<u>Bldg. Section</u> <u>Description/Condition</u>	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	2	Out-of-date fire alarm system consists of smoke detector in hallway, bells and beacons, pull stations in middle of hallway, no F/A panel. New F/A system is required.	\$20, 000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2	Emergency lighting systems throughout the building are inadequate and out-of-date. New systems are required throughout.	\$10, 000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	2	Exit lighting system is totally out-of-date. No DC power supplies. New system is required.	\$10, 000
	Other	2	No smoke detectors in day care area. No heat detectors in boiler room. No heat detectors in tunnel and basement service space. Part of 5.2.1	

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.	2		No surge protection.	\$1, 500
5.3.2	Panels and wireways capacity and condition.	4		Generally satisfactory.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Generally satisfactory.	
5.3.5	Motor controls.	F.I.		MCC replaced on an as needed basis - Honeywell under contract to modify.	
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).	3		<p>Fluorescent fixtures with T-12 lamps throughout.</p> <p>Lighting levels: 45-50 F.C. in classrooms, 30 F.C. in computer room, 20-25 F.C. in art room, 35-50 F.C. in library, 10-15 F.C. in hallway, 15-20 F.C. in washrooms.</p> <p>Ambient conditions have great impact on lighting level in space. Most rooms have 2 switches or 3 switches to control the lights.</p> <p>New fixtures with T-8 lamps and electronic ballasts are required.</p>	\$109,468
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3		<p>Original building fluorescent luminaires may contain PCB's in ballast. Ballast disposal may be required. Cost estimate for disposal of ballast</p>	\$6,000
5.4.3	Implementation of energy efficiency measures and recommendations.	4		<p>Exterior lights are controlled by timer and photo cell.</p>	
Other		1		<p>Non-explosion proof type light fixture inside gas meter room. Replacement required.</p>	\$500

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		Telephone system upgraded.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Separate speaker system in classroom with telephone system than can be used for paging.	
5.5.3	Network cabling (if available, should be category 5 or better).	3		No computer cabling in regular classroom except for computer room and library. Cat. 5 cables were used. Remodernization to classrooms.	\$6, 000
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Satisfactory.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Remodernization to all classroom required.	\$1,300
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		ADT system, Motion detectors in hallway.	
5.6.3	Master clock system (if applicable).	N/A			
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$164,768

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

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	11	VARIES	934.9m2	10	80m2	800m2	134.9m2	ONE CLASSROOM LEASED AS A DAYCARE
7.2	Science Rooms/Labs	N/A		N/A	1	95m2	95m2	(95m2)	HAS BEEN CONVERTED TO A E.C.S. CLASSROOM
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	69.3m2 81.2m2 95.6m2 58.9m2	305.0m2	3	1@130m2 2@90m2	310m2	(5.0m2)	INCLUDES STAGE AREA
7.4	Gymnasium (incl. gym storage)	1	269.6m2 18.2m2	288.1m2	1	430m2 43m2	473m2	(184.9m2)	
7.5	Library/Resource Areas	1	141.5m2 11.1m2 18.9m2 11.6m2	183.1m2	1	160m2	160m2	23.1m2	INCLUDE WORK ROOM
7.6	Administration/Staff, Physical Education, Storage Areas			227.8m2			247m2	(19.2m2)	INCLUDES KITCHEN
7.7	CTS Areas								
	7.7.1 Business Education	N/A			N/A				
	7.7.2 Home Economics	N/A			N/A				
	7.7.3 Industrial Arts	N/A			N/A				
	7.7.4 Other CTS Programs	N/A			N/A				
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			798.1m2			871.0m2	(72.9 m2)	INCLUDES TWO MUD ROOMS AND THREE ENTRIES
	Overall Space Adequacy Assessment	17		2736.7m2	16		2956m2	(219.3m2)	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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