

School Name: Caernarvon Elementary School
 Location: Edmonton
 Region: North
 Jurisdiction: Edmonton School District No. 7
 Grades: K-6

School Code: 7225
 Facility Code: 1246
 Superintendent: Dr. Emery Dosdall
 Contact Person: Mr. Bob Clark
 Telephone: (780) 429-8511
 School Capacity: 575

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	1975	1	2272.3	Masonry, flat roof, concrete block	Consists of Hot Water Heating system, served by two (2) Laars hot water heating boilers (glycol), located in that section of the school. The ventilation system consists of two (2) indoor mounted air handling units and overhead ductwork.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions						

Evaluator's Name: **Keith F. Nunas**
 & Company: **A&E Architectural Group**

Upgrading/ Modernization (identify whether minor or major)	N/A			No Modernization		
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
1 Unit	1959	1	83.5	Wood framed, pitched roof, pre-finished metal cladding	Furnace	- Free standing unit, not attached to school. - Poor condition.
1 Unit	1967	1	84.75	Wood framed, flat roof, pre-finished metal cladding	Furnace	- Free standing unit, not attached to school. - Portable is being used as lunch room. Poor condition.
	1976	1	862.1	Permenant portable structure on permanant foundation, wood framed, flat roof, pre-finished metal cladding.	Consist of eight (8) attached portable classrooms. Each classroom is heated and ventilated by Flame-Master furnace.	- Portable structure on crawl space. - Attached to original building with corridor and separate access. - Portable is in poor condition. - The furnaces serving this portable cannot meet ventilation and ASHRAE requirements. Therefore, each furnace must be replaced with a new properly sized furnaces, for the outside air requirement.
	1992	1	466.7	Permenant portable structure on permanant foundation, wood framed, flat roof, stucco.	Consist of four (4) attached portable classrooms served by hot water heating system and one (1) indoor mounted air handling unit.	- Permenant portable structure on crawl space. Attached to school with corridor and separate entrance. - Portable houses 4 classrooms. - Good condition. For location, refer to the updated mini plan. - The ventilation and heating system can meet standards for portable classrooms, and ASHRAE 62-1989 Standard.

List of Reports/ Supplementary Information	Updated Mini Plans Maintenance Cost Summary 1999-2000
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Repair ponding areas. - Resurface parking area. - Provide vehicle access gate and night light at the north and east end of the school	\$80,200.00
2	Building Exterior	- Replace 3 damaged skylights.	\$30,000.00
3	Building Interior	- Refinishing and/or painting millwork. - Replace damaged and stained ceiling panels.	\$ 51,000.00
4	Mechanical Systems	The existing hot water heating system shall be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements.	
5	Electrical Systems	The electrical systems are in marginal condition. Upgradings are required for fire alarm, lighting, security lighting, EM lighting and additional panels and receptacles.	\$ 173,700.00
6	Portable Buildings	-1959 Portable: Replace carpet, interior wall finishing, ceiling, paint, doors, millwork and furnace. Repair electrical system. - 1967 Portable: Replace carpet, interior wall finishing, ceiling, paint, doors, millwork and furnace. Repair electrical system. -1976 Portable: Replace carpet, interior wall finishing, paint, millwork and mechanical system. Repair electrical system. -1992 Portable: Good condition.	\$251,280.00
7	Space Adequacy:		
	7.1 Classrooms	- Excessive	+258.4
	7.2 Science Rooms/Labs	- Deficient	- 99.0
	7.3 Ancillary Areas	- Deficient	-307.1
	7.4 Gymnasium	- Deficient	- 27.5
	7.5 Library/Resource Areas	- Excessive	- 27.9
	7.6 Administration/Staff Areas	- Deficient	- 78.5
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Excessive	-109.75
	Overall School Conditions & Estim. Costs	- Deficient	-617.95
			\$586,180.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good condition.	
1.1.2	Outdoor athletic areas.	4	Grass and hard surfaces	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment is in fair condition. Playground area is sand based.	
1.1.4	Site landscaping.	4	Front yard is landscaped.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Signs of ponding was noted at the south-east entrance. Repair. Ponding was noted at the tarmac area at the south-west corner of the building.	\$5,000.00
1.1.7	Evidence of sub-soil problems.	4	Signs of settlement were noted by cracks in the floors of the portables.	
1.1.8	Safety and security concerns due to site conditions.	3	Due to the proximity of the community hall and location of the driveway, vehicles and outsiders access the north-west corner of the school. Complains of vandalism and breaking and entering are reported. Provide vehicle access gate and night light at the north and west walls of the school	\$5,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1.9	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	Two access from roadway. Two pedestrian access from roadway and one from parking area.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Driveway is asphalt paved. Fair condition. Refer to 1.3.3.	Refer to 1.3.3
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Buss drop-off lane is directly in front of main entrance to school	
1.2.4	Fire vehicle access.	4	Side access via driveway on the east side of the school. Rear access via playground area.	
1.2.5	Signage.	3	Building signed. Parking signed. No fire lane signage.	\$200.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
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	32 parking stalls - adequate. No designated handicap stalls or visitors parking.	
1.3.2	Layout and safety of parking lots.	4	Good condition.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surface. Drainage to catch basin. Ponding, cracking and pot holes. Require resurfacing.	\$70,000.00
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete sidewalk. No problems reported.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Barrier free access is available through gymnasium.	
	Other			
	Overall Site Conditions & Estimated Costs			\$80,200.00

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	1975	Slab-on-grade. No apparent problem.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1975	Concrete block. No apparent problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1975	Steel deck on open web steel joists and steel beams. No apparent problems.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</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).	4	1975	Built-up roofing. Suspended T-Bar ceiling exhibit signs of historical roof leakage. However, no problems reported.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1975	Good condition.	
2.2.3	Control of ice and snow falling from roof.	4	1975	No problems reported.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3	1975	Three (3) damaged skylights at the library. Replace	\$10,000.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3	Exterior Walls/Building Envelope				
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1975	Split face fluted concrete block. Good Condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1975	Parapet - Split face fluted concrete block. Fascias - pre-finished metal 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	1975	No reported problems.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1975	No reported problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1975	Good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1975	Hollow metal doors with sealed units. Replace all weather strips.	Refer to 2.4.2
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1975	Doors do not lock properly.	\$20,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1975	No concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1975	Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1975	Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1975	Good condition.	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$30,000.00

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1975	Masonry walls. Vinyl covered drywall. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1975	Concrete slab-on-grade. No apparent problems.	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1975	9x9 Vinyl tiles in corridors and portions of classrooms-good condition. Carpet in classrooms-good condition. Hardwood in gymnasium- good condition.	
3.2.2	Wall materials and finishes.	4	1975	Concrete block wall - good condition. Drywall and drywall covered with vinyl. good condition.	
3.2.3	Ceiling materials and finishes.	3	1975	Suspended T-bar ceiling - minor damage and stains.	\$1,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
	3.2 Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
	3.2.4 Interior doors and hardware.	4	1975	Good condition.	
	3.2.5 Millwork	3	1975	Outdated but remains functional. Damaged and peeled countertops throughout school. Millwork requires refinishing and/or painting.	\$50,000.00
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1975	Black boards - good. Tackboards are adequate.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1975	Good condition.	
	3.2.8 Washroom materials and finishes.	4	1975	Floor - mosaic tiles - good. Walls - ceramic tiles - good. Ceiling - suspended T-bar ceiling - good.	
	Other				

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3	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				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1975	Non-combustible. Non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1975	Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1975	Appear to be in place.	
3.3.4	Exiting distances and access to exits.	4	1975	Appear to be in compliance	
3.3.5	Barrier-free access.	4	1975	Access is available except to stage.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	1975	Investigate possibility of asbestos in the 9x9 vinyl tiles and ceiling tiles.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1975	No apparent problems.	
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 51,000.00

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).	5	1975	The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5	1975	The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A	1975	None	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1975	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	1975	Not applicable.	
	Other				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	5	1975	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	1975	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	1975	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	1975	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1975	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	1975	The domestic hot water system consists of two (2) Ruud natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	1975	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	4	1975	The existing hot water heating boiler plant consist of two (2) natural gas fired Laars boilers and two (2) heating pumps. The system is complete with glycol. The heating capapcity and buckup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	1975	The existing mechanical system is using pneumatic control system . DDC control system is applied to all components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	1975	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	1975	The existing chemical pot feeder is in accessible location and Is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1975	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	1975	All crtridge filters are clean and in fair condition	
4.4.7	Heating humidification systems and components.	4	1975	Humidification system consist of steam boiler and steam distributors in each air handling unit. The system is not operational at the present time.	

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).	4	1975	The hot water heating perimeter radiation system is in good condition. The ductwork serving entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1975	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	1975	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	1975	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1975	The coils system serving the Gymnasium, Library and Music Room are in fine condition. The system does not require modification.	
4.4.13	Zone/unit heaters and controls.	4	1975	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
Other		N/A		Not applicable.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	1975	The existing two (2) air handling units, one (1) unit serving Gymnasium and second serving the rest of the school are fine. Both air handling units can meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1975	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1975	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	1975	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	1975	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	1975	Not applicable.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	1975	The ventilation system is using pneumatic DDC control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	1975	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	4	1975	The humidification system is steam system from steam boiler. The entire system is fine.	
4.5.10	Heat exchangers.	4	1975	The water and gas heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1975	The ventilation distribution system and components are in fine condition.	
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		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		Not applicable.	
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	1975	The existing control system is DDC pneumatic control system and is using the current energy management technology.	
Overall Mech Systems Condition & Estim. Costs					

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	1975	Pad-mounted transformer located North-east of the school. Underground primary service to transformer. Underground secondary service to main distribution panel.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1975	Incandescent canopy lights at entrys. Pole mounted luminaire in parking lot. High pressure sodium walls packs at south end of school.	\$4,200
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	1975	Car parking receptacles mounted on metal railing. There are 32 energized stalls. Sufficient amount of vehicle plug-ins.	
Other					
5.2 Life Safety Systems					
			Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1975	Edwards 2280 fire alarm control panel located in the electrical room. Annunciator panel located in the general office. Fire alarm divices are required in classrooms with exits and workroom.	\$17,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	1975	Battery packs complete with integral and remote heads throughout school. Replace the older style units.	\$3,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	1975	Metal stencil face exit signs throughout the school. Incandescent type lamps. Exits are tied into battery packs.	
Other					

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.	3	1975	CGE main distribution panel located in the electrical room. 1200 Amps - 120/208 volt - 3 phase - 4 wire - molded case breakers are used. Maximum demand 79 KVA (220 Amps) Adequate capacity. There is insufficient clearance in front of panel. No surge protec	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	3	1975	120/208 volt - 3 phase- 4 wire branch circuit panels throughout school. Many panels are full and have no spaces available. Upgrade panels.	\$10,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		Not applicable	
5.3.4	General wiring devices and methods.	3	1975	Insufficient amount of receptacles. Add receptacles throughout school.	\$4,000.00
5.3.5	Motor controls.	4	1975	CGE motor control centre and loose motor starters.	
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	1975	The schools interior lighting system is fluorescent. Gymnasium has 4 lamp, surface, gym liter, wireguard fixtures. Offices, general office, staff areas, classrooms have recessed, 1x4 or 2x4, 2 or 4 lamps, acrylic lenses. Library has surface 2x4, 4 lamp, A	\$130,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1975	Electro magnetic ballasts are the T-12 type.	See 5.4.1
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1975	Change ballasts to T-8 electronic and T-8 lamps. Change exit sign lamps to LED type.	See 5.4.1
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	1975	Norstar meridian telephone system. Head end equipment located in the office storage room. System is Adequate.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	1975	Bogen multi-com 2000 system located in the office storage room. Telephone sets are used in classrooms and staff areas. System is integrated with the telephone system.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1975	Category 5 voice/data cabling is provided throughout the school. Classrooms have 1 voice and 1 data outlet.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1975	Voice/data cabling installed in conduit and free Air.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1975	Server located in the computer classroom. Adequate capacity.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	1975	Dedicated circuits are required for computers.	\$2,000
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		Not applicable	
5.6.2	Intrusion alarms (if applicable).	4	1975	Magnum alert security system control panel located in the electrical room. Entry keypad located in the boiler room. PIR detectors throughout school.	
5.6.3	Master clock system (if applicable).	N/A		Not applicable	
	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		Not applicable	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
	Other				
Overall Elect. Systems Condition & Estim Costs					\$ 173,700

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<p align="center">1976 Portable</p> <p><i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i></p>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Permanent foundation. Wood framed structure with steel columns on top of crawl space. Floor exhibits signs of bending and settlement at corridor area. Floor squeaks.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Asphalt and gravel Built-up roofing. Exhibits signs of leakage at several locations.	\$4,500.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Pre-finished metal cladding. Cladding is bent, dented with missing pieces.	\$500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Wood doors- warped doors, peeling paint, damaged weather strips - poor shape.	\$7,550.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - carpet- very poor shape. walls - vinyl cover, metal cladding -poor shape. Suspended T-Bar ceiling-good	\$34,900.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Poor condition	\$19,250.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and tackboards are adequate.	
6.1.8	Heating system.	3	The furnace system must be replaced.	\$ 50,000.00
6.1.9	Ventilation system.	3	The ventilation system is served by Flame-Master furnaces, which must be replaced with new furnace system.	\$ 50,000.00
6.1.10	Electrical, communication and data network systems.	3	Poor lighting , insufficient circuits and receptacles.	\$5,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Fire alarm pull stations are required at exit doors.	\$2,500.00
6.1.12	Barrier-free access.	4	No barrier free access into or out of portable.	
	Overall Portable Bldgs Condition & Estimate Costs			\$174,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	1959 Portable <i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Permanent foundation. Wood framed structure on crawl space. Floor squeaks.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Asphalt and gravel Built-up roofing. Exhibits signs of leakage at several locations.	\$1,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Painted wood siding.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Wood doors- warped doors, peeling paint, damaged weather strips - poor shape. Windows are not weather tight, peeling paint- poor condition. Not enough windows.	\$9,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - carpet- very poor shape. Walls - wood paneling, metal cladding -poor shape. replace and re-insulated. Ceiling-wood paneling- poor condition	\$11,540.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Poor condition	\$3,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and tackboards are adequate.	
6.1.8	Heating system.	3	The furnace system must be replaced.	\$ 6500.00
6.1.9	Ventilation system.	3	The ventilation system is served by Flame-Master furnaces, which must be replaced with new furnace system.	\$ 6500.00
6.1.10	Electrical, communication and data network systems.	3	Poor lighting , insufficient circuits and receptacles.	\$1,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Good condition.	
6.1.12	Barrier-free access.	4	No barrier free access into or out of portable.	
	Overall Portable Bldgs Condition & Estimate Costs			\$38,540.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	1967 Portable <i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Permanent foundation. Wood framed structure on crawl space. Floor squeaks.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Asphalt shingle. No signs of leakage noted.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Painted wood siding.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Wood doors- warped doors, peeling paint, damaged weather strips - poor shape. Windows are not weather tight, peeling paint- poor condition. Not enough windows.	\$9,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floor - carpet- very poor shape. Walls - wood paneling, metal cladding -poor shape. replace and reinsulate. Ceiling-wood paneling- poor condition	\$11,540.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Poor condition	\$3,000.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and tackboards are adequate.	
6.1.8	Heating system.	3	The furnace system must be replaced.	\$6500.00
6.1.9	Ventilation system.	3	The ventilation system is served by Flame-Master furnaces, which must be replaced with new furnace system.	\$ 6500.00
6.1.10	Electrical, communication and data network systems.	3	Poor lighting , insufficient circuits and receptacles.	\$1,000.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Good condition.	
6.1.12	Barrier-free access.	4	No barrier free access into or out of portable.	
	Overall Portable Bldgs Condition & Estimate Costs			\$37,540.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<p align="center">1992 Portable</p> <p><i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i></p>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Permanent foundation. Wood framed structure on crawl space. Minor floor settlement cracks at door ways.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Roofing membrane-good.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Acrylic stucco - good condition.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Hollow metal doors - good shape. Windows-operable sealed units - good condition.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floor - good condition. Walls - vinyl covered gyproc- minor tares. Ceiling-suspended T-Bar ceiling-good condition	\$1,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Good condition.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Blackboards and tackboards are adequate.	
6.1.8	Heating system.	4	The heating system consist of hot water heating system. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system is provided by one (1) indoor mounted air handling unit. The system is fine. The system is provided by one (1) indoor mounted air handling unit. The system is fine.	
6.1.10	Electrical, communication and data network systems.	4	Good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Good condition.	
6.1.12	Barrier-free access.	4	Barrier free access is provided.	
	Overall Portable Bldgs Condition & Estimate Costs			\$1,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms (Main) (Portables)	7 14	465.4 1153	1618.4	17	80	1360	+258.4	
7.2	Science Rooms/Labs	1	91.0	91.0	2	95	190	- 99.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	92.9	92.9	1 3	130 90	400	- 307.1	
7.4	Gymnasium (incl. gym storage)		445.5	445.5		430 43	473	- 27.5	
7.5	Library/Resource Areas		171.5	171.5	1		250	- 78.5	
7.6	Administration/Staff, Physical Education, Storage Areas		266	266			520.5	-254.5	
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)			1086.75			1196.5	-109.75	
	Overall Space Adequacy Assessment			2685.3			4390	-617.95	

Evaluation Component/ Sub-Component	Additional Notes and Comments
1975	Washrooms at the south-west corner of the school service the 1976 addition (8 classrooms) and additional 3 classrooms from the original building and the library. Washroom size or number of stalls is not sufficient.
1976	The air quality and odour in this portable indicate the presence of fungi, molding and/or rotting building material. Further investigation is required immediately. Teachers and students complain of headache, nausea and fatigue.
1976	Deteriorated exit steps and railing. Landing and railing are out of level and plumb. Replace with wall mounted steel stairs.
1967	The air quality and odour in this portable indicate the presence of fungi, molding and/or rotting building material. Further investigation is required immediately.
1959	The air quality and odour in this portable indicate the presence of fungi, molding and/or rotting building material. Further investigation is required immediately.

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments