

School Name:	Ecole J. E. Lapointe	School Code:	3204			
Location:	Beaumont	Facility Code:	922			
Region:	Central	Superintendent:	Mr. John Bole			
Jurisdiction:	Black Gold Regional	Contact Person:	Mr. Terry Brennan			
	Division No. 18	Telephone:	(780) 955-6025			
Grades:	5-8	School Capacity:	565			
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	2834.00	Masonry, flat roof, brick veneer.	Gas fired multi-zone air handlers	
Additions/ Expansions	1985	1	788.52	Mason, flat roof, brick veneer.	Gas fired multi-zone air handlers.	Note: School is attached to the Curling/Skating Arena on the West side. One entrance is common access to both buildings.
					Evaluator's Name:	Ernie Scherer
					& Company:	Hasegawa Pond Engineers Architects

Upgrading/ Modernization (identify whether minor or major)	n/a			No Modernization		
Portable Struct. (identify whether attached/perma n. or free- standing/ relocatable)	1972 1981		408.21 408.21	Wood frame, flat roof. Prefinish metal cladding. Wood frame, flat roof Rock dash stucco	Furnaces Furnaces	Attached, permanent, includes 1980 corridor addition. Attached permanent.
List of Reports/ Supplementary Information	Roof Report, June 1996 (Wade Engineering) Condition Report, June 1997 (Wood O'Neill) Updated Mini Plan					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Construct drywell	\$ 18,000.00
2	Building Exterior	- Roofing repair and maintenance. - Hardware upgrade.	\$ 8,000.00
3	Building Interior	- Replace flooring in administration, music room & kitchen. - Repair and replace doors, repair millwork. - Replace folding partitions to stage.	\$ 46,500.00
4	Mechanical Systems	- Replace domestic water heater, gas multi-zone air handlers.	\$ 748,500.00
5	Electrical Systems	- Problems in exit lighting and exterior lighting.	\$ 119,000.00
6	Portable Buildings	- Replace skirting and flooring. - Re-roof 1972 section - New exterior lights and new direct current to exit.	\$ 173,000.00
7	Space Adequacy:		
	7.1 Classrooms	- Two classrooms more than required.	+ 110.16
	7.2 Science Rooms/Labs	- Deficient	- 267.30
	7.3 Ancillary Areas	- Deficient	- 52.46
	7.4 Gymnasium	- Smaller than recommended	- 206.80
	7.5 Library/Resource Areas	- Smaller than recommended	- 58.90
	7.6 Administration/Staff Areas	- Smaller than recommended	- 279.77
	7.7 CTS Areas	- Deficient	- 230.01
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Excessive	+ 615.02
	Overall School Conditions & Estim. Costs		\$ 1,113,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears adequate.	
1.1.2	Outdoor athletic areas.	4	Playground in the centre - paved basketball area, baseball diamond Grassed and in pretty good shape.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Tot playground, sand base, good condition.	
1.1.4	Site landscaping.	4	Along front of school	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Generally good.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North Side, front yard very flat, drainage difficult construct drywell. South Side, good except for portables.	\$ 3,000.00
1.1.7	Evidence of sub-soil problems.	4	No apparent problems	
1.1.8	Safety and security concerns due to site conditions.	3	Access is easily gained to the roof and there is damage created at that point. Install roof barricades	\$ 15,000.00
	Other			
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	There are two driveways used by vehicles and pedestrians.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off on site directly in front of the school. Buses park bumper to bumper and traffic is restricted during loading.	
1.2.4	Fire vehicle access.	4	Paved surface to 3 sides of the school.	
1.2.5	Signage.	4	School Sign Parking Lot Signs All in place. Fire Lane Sign	
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	35 Parking stalls (Adequate parking)	
1.3.2	Layout and safety of parking lots.	4	No problems	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	It is paved and the drainage is good.	
1.3.4	Layout and safety of sidewalks.	4	No problems	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	All concrete.	
1.3.6	Curb cuts and ramps for barrier free access.	4	In place	
	Other			
	Overall Site Conditions & Estimated Costs			\$ 18,000.00

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		Concrete slab on grade (No apparent problems.)	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete block. (No apparent problems)	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Steel deck on gluelam 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).				
		3	1977 1985	Re-roofed in 1998 and 1999. I. R.M.A. - good condition Inverted roof, minor problems refer to Roof Report for recommended maintenance and repair.	\$4,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		All in place and in good condition	
2.2.3	Control of ice and snow falling from roof.	4		No problem	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		Flat roof - not a problem on this school	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	1977 1985	Exterior finish is brick and in good condition.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1977 1985	Rock dash stucco (some repairs required.) The South fascia section of rock dash stucco has been replaced with metal for safety reasons, as it was falling under its own weight. No fascia (brick is full height)	\$ 2,000.00
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		Good condition - no apparent problems	
2.3.4	Interface of roof drainage and ground drainage systems.	3		North side, very flat difficult to drain	Cost in 1.1.6
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No apparent problems	
Other					
2.4	Exterior Doors and Windows		<u>Bldg. Section</u>	<u>Description/Condition</u>	

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1977 1985	Hollow metal with wired glass, good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1977	Hardware being upgraded on an ongoing basis. Replace hardware on 10 doors.	\$2,000.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1977 1985	Older style, but in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	1977	Aluminum Blinds are between the glass panes.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1977 1985	Good condition - operating well	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1977 1985	No indication of condensation	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$8,000.00

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	1977 1985	Concrete Block (No apparent problems)	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1977 1985	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.	2	1977 1985	Wood - Gym and stage - good Carpet - administration - worn - replace Sheet lino - Corridors & Classrooms - good Sheet lino - Music room, # 144, kitchen, #145 & N.E. Vestibule - damaged - replace.	\$14,500.00
3.2.2	Wall materials and finishes.	2	1977 1985	Concrete Block, some gypsum board. - good Folding partitions one each side of stage. - damaged - eplace Acoustic wall treatment in Music Room. - good	\$10,000.00
3.2.3	Ceiling materials and finishes.	4	1977 1985	Steel deck & Glu lams - Gymnasium Sprayed acoustic treatment - Music Room Cedar - Administration, library and anc. Suspended acoustic tile - classrooms & corridors.	
	3.2 Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1977 1985	Solid core wood. (Plastic kick plates are messy, broken and undesireable.) - replace kickplates. Hardware is being changed to the "Best" lock system.	\$5,000.00

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	1977 1985	Classroom millwork - generally need new counter tops or plastic laminate finish. Millwork in administration, graphics, industrial arts, HEC, kitchen & washrooms in good condition.	\$12,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1977 1985	Greenboards, whiteboards and tackboards are adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1977	Gymnasium has all the basketball hoops and additional equipment.	
3.2.8	Washroom materials and finishes.	4	1977 1985	Floor - ceramic tile Walls - ceramic tile Ceiling - gypsum board	
Other					
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		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1977 1985	Combustible/non-combustible/non sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1977 1985	Appear to be in place.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1977 1985	Appear to be in place.	
3.3.4	Exiting distances and access to exits.	4	1977 1985	Appear to be compliant.	
3.3.5	Barrier-free access.	4	1977 1985	Handicap access and washrooms are provided, hearing impaired students are having trouble. We do not consider this a building deficiency, but appropriate teaching aids may be required for this program.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	3	1977 1985	Conduct hazardous materials audit.	\$ 5,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1977	Other than the hearing impaired students	
Other			1985		
Overall Bldg Interior Condition & Estim Costs					\$46,500.00

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).	4	1977 to 1985	Storm to ground. *No known problems. Icy conditions in winter.	\$0.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	1	1977 to 1985	No irrigation systems. Some exterior hose bibbs.	\$2,000.00
4.1.3	Outside storage tanks.	N/A	1977 to 1985	No outside tanks.	\$0.00
	Other				
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	N/A	1977 to 1985	No hydrants. No siamese.	\$0.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A	1977 to 1985	No fire suppression systems.	\$0.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1977 to 1985	Portable hand extinguishers are located throughout.	\$0.00
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	1977 to 1985	None.	\$0.00
	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	1977 to 1985	Water from the Town. Pressure/volume reasonable. Quality reasonable. *No known problems.	\$0.00
	4.3.2 Water treatment system(s).	N/A	1977 to 1985	No water treatment at this school.	\$0.00
	4.3.3 Pumps and valves (including backflow prevention valves).	3	1977 to 1985	Add backflow prevention.	\$5,000.00
	4.3.4 Piping and fittings.	FI	1977 to 1985	Water - copper pipes. These is a possibility that lead could be present in soldered joints. Sanitary - cast iron. Storm - cast iron.	\$0.00
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1977 to 1985	Water closet - flush tank. Urinals - flush valve. Counter sinks - . Plumbing fixture conditions are good.	
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1977 to 1985	Southwest mechanical room has two DHWT at 80 gal/162 MBH each. North east mechanical room has one DHWT at 100 gal/225 MBH. Both systems have recirculation pump. Replace DHWT with a boiler and storage tank system.	\$20,000.00
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1977 to 1985	Sanitary sewer to Town. Storm to ground. *No known problems.	\$0.00
	Other	3	1977 to 1985	Northeast mechanical room has a storm sump and pump. Discharge to sanitary. **Provide alarm. Check pump condition - further investigation.	\$2,000.00

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	1977 to 1985	Southwest mechanical room AS-1-630MBH-6615 cfm. Northeast mechanical room AS-4-630MBH-8425 cfm. Northwest mechanical room AS-2-840MBH-9400 cfm & AS-3-630MBH-10805 cfm. **All gas multi-zones are old and could fail at any time. They have exceeded their life expectancy. Replace all with new systems and ducts.	\$344,200.00
4.4.2	Heating controls (including use of current energy management technology).	3	1977 to 1985	Controls for heating equipment are DDc. Controls in rooms are electric. **New controls sytems to be installed.	costed in 4.7
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1977 to 1985	Mechanical rooms have outdoor air for combustion.	\$0.00
4.4.4	Treatment of water used in heating systems.	n/a	1977 to 1985	No hot water heating system. Not applicable.	\$0.00
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A	1977 to 1985	Not applicable.	\$0.00
4.4.6	Heating air filtration systems and filters.	4	1977 to 1985	Low efficiency filters. *Consider high efficiency filters.	\$0.00
4.4.7	Heating humidification systems and components.	3	1977 to 1985	Multi-zone gas heat/vent systems AS-1 to AS-4 have gas humidifiers for each unit. Shop AS-5 gas unit has electric humidifier. **Replace with steam boiler and piped steam humidifiers.	costed in 4.4.1

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	1977 to 1985	Multi-zone units AS-1 to AS-4 have ducts underground. Have has water in ducts. Above ground ducts are dirty internally. **Underground ducts are health hazard. Shop heat/vent AS-5 has wood shop duct in it. **Hazardous condition. All systems to be replaced with new above ground systems.	costed in 4.4.1
4.4.9	Heating piping, valve and/or duct insulation.	3	1977 to 1985	No duct insulation.	costed in 4.4.1
4.4.10	Heat exchangers.	3	1977 to 1985	Multi-zone gas heat/vent units AS-1 to As-4 and shop heat/vent units have exceeded their life expectancy and could fail anytime. These are at risk. **Replace with new heat/vent system.	costed in 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	3	1977 to 1985	Mixing boxes/dampers/linkages are old and in poor condition. **Replace all with new approved systems.	costed in 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1977 to 1985	Inconsistent space temperatures.	costed in 4.4.1
4.4.13	Zone/unit heaters and controls.	1	1977 to 1985	Mechanical rooms (3) and shop mechanical rooms have gas unit heaters. Shop mechanical room gas unit heater is covered with wood dust. **Hazard condition. Replace with approved hot water heating and ventilation systems.	\$50,000.00
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	1977 to 1985	Four gas multi-zone units: AS-1-630MBH-6915 cfm, AS-2-840MBH-9400 cfm, AS-3-630MBH-10805 cfm, AS-4-630MBH-8425 cfm **Poor condition replace with new system.	costed 4.4.1
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1977 to 1985	Unknown.	\$0.00
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	1977 to 1985	Unknown.	\$0.00
4.5.4	Exhaust systems capacity and condition.	4	1977 to 1985	Washroom exhaust system. *No known problems.	\$0.00
4.5.5	Separation of out flow from air intakes.	4	1977 to 1985	No known or observed problems.	\$0.00
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1977 to 1985	No special systems.	\$0.00
Other		FI		Wood shop dust extraction system is 100% recirculation air. This may not comply with current air quality codes. Kiln exhaust to roof. **Convert dust collection to 100% exhaust and provide make-up air systems. Code check required.	\$0.00
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	N/A	1977 to 1985	Not applicable. The building has an all air heat/ventilation system.	\$0.00
4.5.8	Air filtration systems and filters.	N/A	1977 to 1985	Not applicable.	\$0.00
4.5.9	Humidification system and components.	N/A	1977 to 1985	Not applicable.	\$0.00
4.5.10	Heat exchangers.	N/A	1977 to 1985	Not applicable.	\$0.00
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A	1977 to 1985	Not applicable.	\$0.00
Other					

Section 4 Mechanical Systems		Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	<u>Description/Condition</u>	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A	1977 to 1985	Not applicable. No cooling is this school.	\$0.00
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A	1977 to 1985	Not applicable.	\$0.00
4.6.3	Cooling system controls (including use of current energy management technology).	N/A	1977 to 1985	Not applicable.	\$0.00
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A	1977 to 1985	Not applicable.	\$0.00
Other					
4.7	Building Control Systems		Bldg. Section	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1977 to 1985	No EMCS. Control systems are DD for heat/vent units and the room thermostats are electric. Install EMCS for new mechanical systems.	\$108,700.00
Overall Mech Systems Condition & Estim. Costs					\$748,500.00

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 fed 120./208V 1200A, 3 phase, 4 wire in good condition.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2	ALL	All lighting on exterior is very poor, entrance's are especially bad.	\$5,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Number and condition is good, but temperature control should be installed.	\$2,000.00
	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).	3	ALL	Fire alarm system is in good condition and is regularly tested & maintained, visual signal devices should be installed.	\$3,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	ALL	In good condition, but all entrances are poorly lit and should have additional heads installed.	\$1,500.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	1	ALL	No back-up power source connected.	\$3,000.00
	Other				

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	2	n/a	No surge protection - add	\$3,500.00
5.3.2	Panels and wireways capacity and condition.	3	n/a	Panels are all at capacity. Add panel for future needs. Wireways are all at capacity.	\$2,500.00
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	ALL	Devices are in good condition.	
5.3.5	Motor controls.	4	ALL	Loose starters are in good condition and have been upgraded in last 10-12 years.	
	Other				

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.4			Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	ALL	Lighting is good in all areas with acceptable levels. Classrooms - 70fc. Hallways - 32fc. Gym - 62 fc Washrooms - 25fc.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	ALL	No P.C.B.'s present.	
5.4.3	Implementation of energy efficiency measures and recommendations.	2	ALL	Recommend T-8 lighting technology Recommend new exit lights have LED lamps.	\$100,000.00
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).	5	ALL	In very good condition with room for expansion.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	ALL	Rauland, very good condition with room for expansion. 2-3 years old.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	ALL	CAT 5 cables newly installed, 1 port connected to each classroom with 4 additional in ceiling for future.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	ALL	Cable is in raceway in exposed areas but is run free air in ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1977	No ventilation. Add exhaust fan.	\$1,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1977	Hub has dedicated circuit as well as computers both have surge protection.	
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		N/A	
5.6.2	Intrusion alarms (if applicable).	4	ALL	System is in good condition with door contacts and motion detectors.	
5.6.3	Master clock system (if applicable).	n/a		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		N/A	
5.7.2	Condition of elevators/lifts.	n/a		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	n/a		N/A	
	Other				
Overall Elect. Systems Condition & Estim Costs					\$119,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		ECOLE J.E. LAPOINTE 1972 Section	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Concrete piles, building should be raised, there is drainage going underneath the building. This would require further investigation and detailed design drawings.	\$ 25,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Built up roof, scheduled to be re-roofed. Refer to roof report.	\$ 22,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Pre-finished metal cladding in good condition. However skirting is missing, animals have access to under portables. Replace skirting.	\$ 2,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Doors are hollow metal - need some repair. Windows are aluminum Interior hardware is good.	\$ 500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floors - 12 x 12 vinyl tile - replace. Walls - vinyl covered wallboard. Ceilings - Glu Lam beams and drywall.	\$ 18,500.00
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)	4	Concrete piles, building should be raised, there is drainage going underneath the building. This would require detailed design drawings and prices would be obtained through tendering.	
6.1.8	Heating system.	3	Heated by furnaces. - replace.	\$ 13,000.00
6.1.9	Ventilation system.	3	Ventilated by furnace. Probably does not meet code.	\$ 14,500.00
6.1.10	Electrical, communication and data network systems.	3	New exterior lights. New direct current to exit light	\$ 2,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance)	4	Firealarm in place.	
6.1.12	Barrier-free access.	4	Barrier free access from the main building corridor.	
	Overall Portable Bldgs Condition & Estim Costs		Marginal condition, underside unknown	\$ 98,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		ECOLE J.E. LAPOINTE 1981 Section	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	2	Assume it is a pile foundation. There is drainage going underneath the building. The building should be raised. This would require further investigation and detailed design drawings.	\$ 25,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Recently - re-roofed.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	2	Rock dash stucco - in good condition Skirting is missing. There is drainage going under the building. Animals have access to under the portables. Replace skirting.	\$1,500.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Doors are hollow metal. (Need some repair) Windows are aluminum - good condition.	\$500.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Floors - 12 x 12 vinyl tile - replace. Walls - vinyl covered wallboard - good Ceilings - vinyl covered panels - good Corridor - is a sheet lino - replace Corridor walls are a mix of metal panels & vinyl covered wall panels & sus. acoustic tile ceiling - good	\$ 18,000.00
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)	4	Green chalkboards and tackboard are adequate.	
6.1.8	Heating system.	3	Heated by furnaces	\$13,000.00
6.1.9	Ventilation system.	3	Ventilated by furnaces - probably does not meet code.	\$14,500.00
6.1.10	Electrical, communication and data network systems.	3	New exterior lights. New direct current to exit	\$ 2,500.00
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance)	4	Fire alarm in place.	
6.1.12	Barrier-free access.	4	Barrier free access from the main building corridor.	
	Overall Portable Bldgs Condition & Estim Costs		Marginal condition, underside unknown.	\$75,000.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15	71.34	1070.16	12	80	960.00	+110.16	Classroom includes portables.
7.2	Science Rooms/Labs	1		92.70	3	120	360.00	-267.30	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	115.85	347.54	1 3	130 90	400.00	-52.46	
7.4	Gymnasium (incl. gym storage)	1		448.20	1 1	595 60	655.00	-206.80	
7.5	Library/Resource Areas	1		181.10			240.00	-68.90	
7.6	Administration/Staff, Physical Education, Storage Areas			310.23			590.00	-279.77	
7.7	CTS Areas								
	7.7.1 Business Education				2	115	230.00	-230.00	
	7.7.2 Home Economics	1		167.92	1		160.00	+7.92	
	7.7.3 Industrial Arts	1		272.07	1		280.00	-7.93	
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1549.02			934.00	+615.02	
	Overall Space Adequacy Assessment			4438.94			4809.00	-370.06	