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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Some grading and sidewalk repair required.	\$30,000
2	Building Exterior	Foundation parging should be replaced in some areas. Roofing should be investigated further and repaired or replaced. Minor window repairs are required.	\$54,000
3	Building Interior	Ceiling tile replacement is required. Painting is required. Carpet replacement is required.	\$51,800
4	Mechanical Systems	The existing Mechanical System consists of hot water heating system and ventilation system. The entire Mechanical System is in good condition and will require only routine maintenance over the next 5-10 years.	\$0
5	Electrical Systems	The electrical systems are in good condition.	\$30,000
6	Portable Buildings	Roofing to be replaced. Replace heating and ventilation systems.	\$66,600
7	Space Adequacy:	No negative comments regarding function were provided by the staff or administration.	
	7.1 Classrooms	Surplus of 1 square meter.	
	7.2 Science Rooms/Labs	Deficient 105 square meters.	
	7.3 Ancillary Areas	Deficient 218 square meters.	
	7.4 Gymnasium	Surplus of 46 square meters.	
	7.5 Library/Resource Areas	Surplus of 8 square meters.	
	7.6 Administration/Staff Areas	Deficient 299 square meters.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. Gross-up)	Surplus of 495 square meters.	
	Overall School Conditions & Estim. Costs	Overall 5 square meters deficient.	\$232,400

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Good.	
1.1.2	Outdoor athletic areas.	4	Large; soccer fields, baseball diamonds, shared with City?	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	New playground adjacent. Asphalt tarmac with 3 basketball hoops.	
1.1.4	Site landscaping.	4	Well maintained at front.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No perimeter fencing. Plug-rails, bike stands, flagpole all good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Generally good.	\$3,000
			Fill required around south/east corner where grade has dropped. Re-sod.	\$1,000
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	2	No major concerns.	\$10,500
			Sidewalks uneven and cracked, see 1.3.5	
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	Single access to parking lot. Crosswalk in front of building. Concrete walkway to front door, concrete walks around building, pavers to portables.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	No on-site roads.	
1.2.3	Bus lanes/drop off areas (note whether on-site or off-site).	4	Bus drop-off in front on street. Bus stop across road.	
1.2.4	Fire vehicle access.	4	Yes.	
1.2.5	Signage.	4	Yes.	
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	19 plug-in spaces for staff. 4 non-assigned.	
1.3.2	Layout and safety of parking lots.	4	Garbage bins in front obscure visibility from driveway.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt paved with minor cracking throughout. Need general maintenance and flood coat.	\$5,000
1.3.4	Layout and safety of sidewalks.	2	Pavers around portables uneven - re-lay. Some walk on south side pulled away from foundation, provide sealant. Replace sidewalk area S.E. corner.	\$10,500
1.3.5	Surfacing and drainage of sidewalks (note type of material).		See above.	
1.3.6	Curb cuts and ramps for barrier free access.		On grade access - no concerns.	
Other				
	Overall Site Conditions & Estimated Costs			\$30,000

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		No concerns noted.	
2.1.2	Wall structure and columns (i.e. signs of bending, cracking, settlement, voids, rust, stains).	4		No concerns noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No concerns noted.	
Other					

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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).	3		No major concerns noted. Some foundation parging is spalling off brick lower portion, metal panel upper cladding. Some areas are stone dash stucco lower.	\$2,000
2.3.2	Fascias, soffits, parapets (I.e., signs of looseness, stains, rust, peeling paint).	4		Galvanized steel. No concerns noted.	
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		No concerns noted.	
2.3.4	Interface of roof drainage and ground drainage systems	4		No concerns noted.	
2.3.5	Inside faces of exterior walls (I.e., signs of cracks, water stains, dust spots).	4		Painted concrete block. No concerns noted.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (I.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		No major concerns. Paint exterior doors.	\$1,000

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).	4	No concerns noted.	
2.4.3	Exit door hardware (I.e., safety and/or code concerns).	5	No concerns noted.	
2.4.4	Windows (I.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	No general concerns. Conference room window venting sash need repair, aluminum with hopper vents.	\$500
2.4.5	Window accessories (I.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	Some windows are missing screens.	\$500
2.4.6	Building envelope (I.e. signs of heavy condensation on doors and windows).	4	No visible concerns.	
Other				
	Overall Bldg Exterior Condition & Estim Costs			\$54,000

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		Some minor cracks in outside corners of classrooms and at corridor doors - do not look recent. Painted concrete block.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		VCT throughout, good condition - no cracks.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		Some cracking in epoxy floors, not recent. VCT throughout is in good condition. Replace carpet in room 101.	\$800
3.2.2	Wall materials and finishes.	3		Some painting required in most rooms, painted concrete block throughout.	\$12,000
3.2.3	Ceiling materials and finishes.	3		Suspended ceiling tile and grid functional but soiled in some public areas. May be cleaned with some replacement of tile required.	\$3,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.			Hardware is old but functional.	
		3		Painting of doors required.	\$2,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3		Painted cabinet work with plastic laminate tops, some chips. Wood boot shelves in hallways need painting (regular maintenance).	\$2,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Functional, no concerns noted.	
3.2.7	Any other fixed/mounted specially items (i.e., CTS equipment, gymnasium equipment).	4		Good condition, no concerns noted.	
3.2.8	Washroom materials and finishes.	3		Floor repairs noted around drains. Some wall patching and painting required.	\$2,000
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.			Concrete block walls, concrete slab, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings,	5		No concerns noted.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
	zones if non-sprinklered).			
3.3.3	Fire resistance rating of materials (I.e., corridor walls and doors).	5	No concerns noted.	
3.3.4	Exiting distances and access to exits.	5	No concerns noted.	
3.3.5	Barrier-free access.	2	Washrooms not barrier-free access. Step up to landing at exits.	\$30,000
3.3.6	Availability of hazardous materials audit (I.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	No concerns noted.	
3.3.7	Other health and safety concerns (I.e., evidence of excessive noise conditions, air quality problems).	5	No concerns noted.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$51,800

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).				
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).				
4.1.3	Outside storage tanks.				
Other					
4.2	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
4.2.1	Fire hydrants and siamese connections.				
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).				
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).				
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
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).				
4.3.2	Water treatment system(s).				
4.3.3	Pumps and valves (including backflow prevention valves).				
4.3.4	Piping and fittings.				
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)				
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).				
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).				
4.4.2	Heating controls (including use of current energy management technology).				
4.4.3	Fresh air for combustion and condition of the combustion chimney.				
4.4.4	Treatment of water used in heating systems.				
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).				
4.4.6	Heating air filtration systems and filters.				
4.4.7	Heating humidification systems and components.				



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).				
4.4.9	Heating piping, valve and/or duct insulation.				
4.4.10	Heat exchangers.				
4.4.11	Heating mixing boxes, dampers and linkages.				
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).				
4.4.13	Zone/unit heaters and controls.				
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.				
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).				
4.5.3	Air distribution system (if possible, reference number of air changes/hour).				
4.5.4	Exhaust systems capacity and condition.				
4.5.5	Separation of out flow from air intakes.				
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).				
Other					
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).				
4.5.8	Air filtration systems and filters.				
4.5.9	Humidification system and components.				
4.5.10	Heat exchangers.				
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).				
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).				
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)				
4.6.3	Cooling system controls (including use of current energy management technology).				
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.				
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).				
5.1.2	Site and building exterior lighting (i.e., safety concerns). concerns).				
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).				
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).				
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).				
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).				
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.				
5.3.2	Panels and wireways capacity and condition.				
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).				
5.3.4	General wiring devices and methods.				
5.3.5	Motor controls.				
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., illuminations levels, conditions, controls).				
5.4.2	Replacement of ballasts (i.e., health and safety concerns).				
5.4.3	Implementation of energy efficiency measures and recommendations.				
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).				
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).				
5.5.3	Network cabling (if available, should be category 5 or better).				
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).				
5.5.5	Wiring and telecommunications closets (i.e., size, security, ventilation/cooling, capacity for growth).				
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).				
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).				
5.6.2	Intrusion alarms (if applicable).				
5.6.3	Master clock system (if 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).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				

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>			
6.1.1	Foundation and structure (I.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Ground has sunken around perimeter. Skirts damaged, poor drainage away from building.	\$10,000
6.1.2	Roof materials and components (I.e., signs of deterioration, leaks, ice build-up).	2	Quad. Unit - SBS roofing slopes to gutter and downspout. Ice damming is visible and icicles. Ineffective drainage in central lower roof. Single unit - single slope B.U.R. roof with no gutter or roof drain, icicles hanging over gravel stop.	\$14,000 \$1,600
6.1.3	Exterior wall finishes (I.e., signs of deterioration, cracks, water stains).	4	No problems evident, painted wood siding.	
6.1.4	Doors and windows (I.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	2	Exterior doors, wood veneer is cracked and peeling.	\$1,000
6.1.5	Interior finishes (I.e., floors, walls, ceiling).	4	VCT flooring generally good. Corridor area joints are large with some cracked tiles.	
6.1.6	Millwork (I.e., counters, shelving, vanities, cabinets).	4	Generally good, painted wood with plastic laminate tops.	
6.1.7	Fixed/wall mounted equipment (I.e., writing boards, tackboards, display boards, signs).	4	Boot racks need maintenance painting.	
6.1.8	Heating system.	3	Not adequate, uneven heating.	\$20,000
6.1.9	Ventilation system.	3	Does not meet present code requirements.	\$20,000
6.1.10	Electrical, communication and data network systems.	4	Portable classrooms are equipped with fluorescent wrap fixtures controlled by line voltage switching. Duplex receptacles are minimal. All systems are extended to portable classrooms. Electrical, communication and data network systems to be replaced with a permanent structure.	
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.	4	Available from inside.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$66,600</b>

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	varies	561	7	80	560	1 S	
7.2	Science Rooms/Labs			85	2	95	190	105 D	
7.3	Ancillary Areas (I.e., Art, Computer Labs, Drama, Music).			92	1	130	310	218 D	
					2	90			
7.4	Gymnasium (incl. gym storage)			519	1	430	473	46 S	
					1	43			
7.5	Library/Resource Areas			168	1	160	160	8 S	
7.6	Administration/Staff, Physical Education, Storage Areas			119			348	229 D	
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-Instruction Areas (I.e. circulation, wall area, crush space, wc area)			823			331	492 S	
	<b>Overall Space Adequacy Assessment</b>			2367			2372	5 D	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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