

School Name:	L.Y. Cairns School			School Code:		
Location:	Edmonton			Facility Code:	1378	
Region:				Superintendent:		
Jurisdiction:	Edmonton School District No. 7			Contact Person:		
				Telephone:		
Grades:	VII - X11			School Capacity:	1040	
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	1968	2	10081.1	Masonry, flat built up roof.		
Additions/ Expansions						
					Evaluator's Name: & Company:	Daryl Procinsky Daryl Procinsky Architecture Ltd.
Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information				1999 Building Conditions Report		

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	lower parking and regrade upper lot. Addition of track Facility would be advantageous for population.	\$ 245,750.00
2	Building Exterior	Doors, windows, and screens have reached end of usable life, all require replacement, masonry, and flashing may have building envelope problems, further investigation required.	\$ 536,175.00
3	Building Interior	Serious settlement and movement currently being experienced, investigation required. All ceilings will require replacement due to mechanical replacement needs.	\$ 1,311,444.00
4	Mechanical Systems	The mechanical systems are now approaching 30 years of age without a major upgrade except for controls. Plumbing piping is leaking and plumbing fixtures require replacements. The mechanical ventilation systems do not provide the amounts of outdoor air or the ventilation rates that are current standards. The ductwork is dirty as is the return air plenum. Additionally, there are pressurization problems. The heating boilers are constantly breaking down and the heating piping is leaking.	\$ 1,630,000.00
5	Electrical Systems	The electrical systems are generally in good condition; see comments.	\$ 257,000.00
6	Portable Buildings	Not Applicable.	
7	Space Adequacy:		
	7.1 Classrooms	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of 489m ² .	
	7.2 Science Rooms/Labs	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of m ² .	
	7.3 Ancillary Areas	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of 162m ² .	
	7.4 Gymnasium	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of 670.9m ² .	
	7.5 Library/Resource Areas	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of m ² .	
	7.6 Administration/Staff Areas	Undersized for typical school, but due to special needs Facility, difficulty to categorize. Deficiency of 371.9m ² .	
	7.7 CTS Areas	CTS not applicable and Vocational Ed. is inappropriate, difficult to categorize.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Due to special needs and disabled, this is appropriate.	
	Overall School Conditions & Estim. Costs		\$ 3,980,369.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Currently adequate with capacity of 500+ students.	
1.1.2	Outdoor athletic areas.	3	Fields require repair and grading and sodding, no track or joint use agreement, baseball poor shape.	\$ 125,000.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	No playground equipment required.	
1.1.4	Site landscaping.	4	Good condition.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Good condition of most fencing, higher security fence at greenhouse.	\$ 15,250.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	FI	Serious drainage to entry and water drains at entry below slab, causes serious movement problems.	
1.1.7	Evidence of sub-soil problems.	FI	See 1.1.6	
1.1.8	Safety and security concerns due to site conditions.	FI	See 1.1.6	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Due to school operation, the system developed is safe and workable.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Paved, required regrading and resurfacing, serious ponding, icing, and injury occurrences are regular.	\$ 65,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On Site paved.	
1.2.4	Fire vehicle access.	4	All sides.	
1.2.5	Signage.	4	Very good.	
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	Sufficient for current space.	
1.3.2	Layout and safety of parking lots.	4	Very good.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Serious slopes and rough condition.	See 1.2.2
1.3.4	Layout and safety of sidewalks.	4	Very good.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Slopes away, but some areas require replacement on west side and at front plaza.	\$ 32,500.00
1.3.6	Curb cuts and ramps for barrier free access.	2	All concrete at entries has settled and must be replaced.	\$ 8,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$245,750.00

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).	FI	1968	Serious problems evident at entry with interface at the front door.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1968	No problems evident from outside, but evident on interior.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1968	Good condition.	
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 states of repair.</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	1968	No report, some serious problems, large portions to be reroofed.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1968	Some repairs to roof drain screens and vents from vandalism.	##### \$ 6,200.00
2.2.3	Control of ice and snow falling from roof.	4	1968	No problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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).	4	1968	Masonry with minor problems, major cracks have been sealed.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1968	Flashings are loose, there is evidence of leaking, severe staining of the façade.	\$ 31,725.00
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	FI	1968	Serious infiltration along all walls on both levels. Have building envelope review. Ice and condensation accumulation.	
2.3.4	Interface of roof drainage and ground drainage systems.	FI	1968	Water settles to building face and rains below school, serious concerns and movement with seasonal changes.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1968	Severe cracks on south east wing and northeast portion motor repair area. Serious health problems internally with automotive/shop exhaust, must be investigated and sealed.	\$ 38,500.00
Other		2	1968	Vestibule required due to handicapped usage and cold air infiltration in reception area.	\$ 32,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1968	All exterior doors to be replaced.	\$ 34,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	2	1968	End of usable life.	See 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	1968	End of usable life.	See 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1968	All windows have leaks and air infiltration problems.	#####
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closures, security devices).	2	1968	All windows have leaks and air infiltration problems.	See 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1968	All windows and doors frost, foyer, and get air infiltration.	See 2.4.1. See 2.4.4
Other		FI	1968	Courtyard windows break regularly with seasonal movement, stresses from structure on frame simplified.	
	Overall Bldg Exterior Condition & Estim Costs				#####

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).	FI	1968	Severe cracking and air infiltration problems throughout, most evident at locations of movement on southeast wing and at shops.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	FI	1968	Severe problems at southeast wing and in motor vehicle classroom, must be investigated and repaired.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	1968	Vinyl asbestos tiles in poor condition, should be replaced with VCT. Carpet has seen the end of its useable life, to be replaced with VCT. Ceramic tile foyer/stairs dangerous, to be replaced with sheet vinyl.	\$ 303,840.00
3.2.2	Wall materials and finishes.	2	1968	Painted block has not been painted since new, seriously in need of paint due to health requirements.	\$ 421,125.00
3.2.3	Ceiling materials and finishes.	2	1968	Due to mechanical upgrade requirements, ceiling replacements required.	\$ 217,029.00

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.	3	1968	50% of doors in good condition, others require replacement.	\$ 17,500.00
3.2.5	Millwork	4	1968	Good condition	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	1968	Have reached the end of usable life.	\$ 47,300.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1968	Minor repairs to backstops in gym.	\$ 3,150.00
3.2.8	Washroom materials and finishes.	2	1968	Painted Gypsum Wallboard ceilings to be painted, painted block walls to be painted, Terazzo floor is in good shape, and damaged toilet partitions to be replaced.	\$ 40,500.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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</i>				
			Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1968	Masonry, sprinklered in subgrade mechanical room.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1968	Very good.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1968	Very good.	
3.3.4	Exiting distances and access to exits.	4	1968	Very good.	
3.3.5	Barrier-free access.	FI	1968	Serious problems in the shops and especially general office, planning required for organization and spatial development.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	2	1968	No report available by evidence and history suggests gym has asbestos, floor is asbestos, and elbows on mechanical are asbestos.	\$ 261,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	FI	1968	Noise levels and ventilation in gym and shop area.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$ 1,311,444.00

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).				
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).				
4.1.3	Outside storage tanks.				
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
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			Bldg. Section	Description/Condition	
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					

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).				
	4.5.8 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). 5.1.3 Vehicle plug-ins (i.e., number, capacity, condition). Other				
5.2	Life Safety Systems 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		Bldg. Section	Description/Condition	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.3 Power Supply and Distribution		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	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			<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.4.1	Interior lighting systems and components (i.e., illumination 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			<u>Bldg. Section</u>	<u>Description/Condition</u>	
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 telecommunication 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
	<p>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</p>		<p>No portables on this Site.</p>	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	<p>Overall Portable Bldgs Condition & Estim Costs</p>			<p>Ⓔ -</p>

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 8 1 1 1 1 1 1 1	54.5 58.6 91 60 74.8 118 108.4 82.5 71.3	1510.8	25	80	2000	-489.2	Deficiency
7.2	Science Rooms/Labs	1	89	89	6	120	720	-631	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1 1	68.8 397.6 82.2	548.6	2 5	130 90	710	-161.4	Deficiency.
7.4	Gymnasium (incl. gym storage)	1 1	467.7 21.4	489.1	1 1	1060 100	1160	-670.9	Deficiency
7.5	Library/Resource Areas	1	168.1	168.1	1	540	540	-371.9	Deficiency
7.6	Administration/Staff, Physical Education, Storage Areas			950.5			1058	-107.5	Deficiency
7.7	CTS Areas								
	7.7.1 Vocational Education			2311.9					Unable to determine size based on special circumstances.
	7.7.2 Home Economics			149.8			260	-110.2	Deficiency
	7.7.3 Industrial Arts						655	-655	Deficiency
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			4013.6			3864	149.6	Surplus
	Overall Space Adequacy Assessment			10231.4			10967	-735.6	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Section 5.1	The existing demand on the facility is 305 amps which represents 25% of the service being used. With the addition of new mechanical loads, the existing service should be adequate to hold the mechanical upgrade.
Section 5.5	The present computer infrastructure is not conducive to the future computer networking plans of the School Board; comment by Principal.