



Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	Facility Asbestos Report					

School Facility Evaluation Project  
Part III - Space Adequacy

	Evaluation Components	Summary Assessment			Estim. Cost
1	Site Conditions	Repair play areas - replace play equipment			\$63,300
2	Building Exterior	Restore skylight shafts			\$35,700
3	Building Interior	Carpet replacement and acoustic repair			\$63,400
4	Mechanical Systems	While systems are generally in good working order, base equipment is 30 years old and past life expectancy. A modernization approximately 5 years ago revised the gas heating in the units to glycol from new boilers and provided new controls. Base units however, require replacement.			\$100,000
5	Electrical Systems	Install surge protection on the electrical system. Door contacts need to be installed on all exterior doors.			\$10,500
6	Portable Buildings	N/A			\$0
7	Space Adequacy:				
	7.1 Classrooms	Surplus	240		
	7.2 Science Rooms/Labs	Deficient	-93		
	7.3 Ancillary Areas	Deficient	-143		
	7.4 Gymnasium	Deficient	-82		
	7.5 Library/Resource Areas	Surplus	32		
	7.6 Administration/Staff Areas	Deficient	-231		
	7.7 CTS Areas	N/A	0		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-50		
	Overall School Conditions & Estim. Costs	Deficient	-327		\$272,900

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	Adequate	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Equipment deteriorated - replace	\$40,000
1.1.4	Site landscaping.	4	Mature	
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).	4	No problems evident	
1.1.7	Evidence of sub-soil problems.	4	None	
1.1.8	Safety and security concerns due to site conditions.	4	None	
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Good visibility	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site - directly in front of school	
1.2.4	Fire vehicle access.	4	City streets around school	
1.2.5	Signage.	4	Good	
Other				

School Facility Evaluation Project  
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	60 stalls provided - 20 staff with remainder for visitors, handicap, and community use	
1.3.2	Layout and safety of parking lots.	4	Good - one way	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt - good drainage; resurfacing required	\$10,500
1.3.4	Layout and safety of sidewalks.	4	Layout satisfactory	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks damaged and pooling in areas	\$12,800
1.3.6	Curb cuts and ramps for barrier free access.	4	At front entrance as required	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$63,300

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 apparent problems	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		No apparent problems	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		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 states of repair.</i>		Bldg. Section or Roof	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).	FI		Previous roof leakage repaired - review condition of roof	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good repair	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3		Cedar shakes on side of skylight to be replaced	\$20,200
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).	3		Stucco to be repaired and repainted	\$13,900
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3		See 2.3.1 for pricing	
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 damage evident	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Internal roof drainage to municipal system	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Good condition	
Other					

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).	3		Wood doors - replace seals	\$1,600
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Good repair	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Good	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum framed windows - blinds in centre of two panes	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Appear good	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No condensation evident	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$35,700

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		No apparent problems	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No apparent problems	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		Vinyl tile good; 70% of school carpet to be replaced	\$61,600
3.2.2	Wall materials and finishes.	4		Block and drywall newly painted; demountable partitions in good repair	
3.2.3	Ceiling materials and finishes.	3		Acoustic plaster - some area repair required	\$1,800

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		Good repair	
3.2.5	Millwork	4		Old but functional	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Whiteboards and tackboards - adequate	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Gym equipment - good shape	
3.2.8	Washroom materials and finishes.	4		Terrazzo floors, ceramic tile and painted block walls, gypsum board ceilings, metal toilet partitions	
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 with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
		4		Non-combustible, non-sprinklered	
		4		Appear to be in place	
		4		Adequate	
		4		Appear to be compliant	
		4		Good accesses and washroom facilities	
		FI		See Owner's Report	
		4		None	
Other					
Overall Bldg Interior Condition & Estim Costs					\$63,400

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		Catch basin in parking area. Surface drainage to catch basin.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	4		No irrigation. Some non-freeze hose bibbs.	
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Siamese connection in front school. Plus two hydrants next to the school one on each side.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose cabinets in corridors.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		ABC hand extinguishers in each fire hose cabinets.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		Stage area has sprinkler heads.	
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		4" domestic water service. sprinkler service c/w back flow device. 3" domestic water to complex.	
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow on domestic main and by-pass.	
4.3.4	Piping and fittings.	4		Copper piping in good condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Water closet have flushometers. Urinals have flush tanks. All in good condition as are the lavs.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		State Turbo Sandblaster hot water tank Mod. Set 100 75 NE7 OFCGA 100 gallon, 67,000 BTU input c/w re-circ. pump (in good condition).	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Sanitary and storm drain to City systems.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	4		Complex has two Superhot hot water boiler Mod. AAE 1200N - M. 1,200,000 BTU each c/w two Armstrong circulating pumps. Approx. 6 years old.	
4.4.2	Heating controls (including use of current energy management technology).	4		Controls are combination pneumatic and DDC.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Room has combustion and relief air.	
4.4.4	Treatment of water used in heating systems.	4		System has a pot feeder for chemical treatment.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Boiler are equipped with the necessary safety devices.	
4.4.6	Heating air filtration systems and filters.	N/A		See Item 4.5.1.	
4.4.7	Heating humidification systems and components.	N/A			



Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components	4		Glycol heating is piped to handling coils in roof top units & air handling units on the roof.	
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping and insulation in good condition. All heating piping is run on the roof. This piping is insulated and cladded.	
4.4.10	Heat exchangers.	N/A			
4.4.11	Heating mixing boxes, dampers and linkages.	N/A			
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	N/A			
4.4.13	Zone/unit heaters and controls.	4		Entrance vestibules have electric heaters.	
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		There are 5 Lennox heat/ DX cooling air handling units on the roof plus two other roof top units. Name plates on units are faded, cannot get sizes or model numbers. These units used to be gas fired. Converted to glycol heating coils approx. 6 years old; otherwise units are over 30 years old and nearing their life expectancy.	\$100,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		They appear to have sufficient capacity. No known problems reported.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		No reported problems, appears to be adequate.	
4.5.4	Exhaust systems capacity and condition.	4		All washroom & other area exhaust systems are in good condition.	
4.5.5	Separation of out flow from air intakes	4		No separation problems.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
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).	3		Roof top units and air handling units have electric controls. See controls (4.7.1)	
4.5.8	Air filtration systems and filters.	4		All air handling systems filtered with fibreglass low efficiency filters.	
4.5.9	Humidification system and components.	N/A			
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		All supply & return air ductwork is run in the ceiling space. No known problems. No known problems with dampers & linkage within the units.	
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		All air handling units & roof top units are equipped with air conditioning.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		See 4.5.11	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		See 4.5.11	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4		Single air compressor c/w air dryer for pneumatic controls. DDC system is Honeywell and is tied into their head office system. Upgrade of software may be required.	
	Overall Mech Systems Condition & Estim. Costs				\$100,000.00

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		Main service is underground, 1600A, 120/208V, 3 phase, 4 wire and is in good condition. Approximately 30 years old.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Exterior lighting surrounds the perimeter with no concerns noted by on site personnel.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		The existing 20 staff car stalls have sufficient power plugs and are in good 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		Existing fire alarm system is in good condition and up-to-date with current ABC codes.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing emergency lighting is in good condition and up-to-date code standards. Recommend emergency lighting be installed in ECS room.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Existing exit lighting is in good condition, except that with the design of classroom corridors being part of the library, the exits are not all visible. Add additional exits as needed.	\$2,000
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.	1		None presently installed.	\$1,500
5.3.2	Panels and wireways capacity and condition.	4		Existing panels are in good condition except that most of them are filled to their capacity. Future expansion will require more panel space.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		None present.	
5.3.4	General wiring devices and methods.	4		Existing wiring devices are in good condition.	
5.3.5	Motor controls.	4		Loose starters used and are in good condition.	
Other		1		Existing conduit runs on the roof are due for replacement/repair.	\$5,000

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).	4		Existing lighting is in good condition. Some classrooms have low levels due to the lamps being removed. Corridors also have lamps removed from fixtures. All fixtures are retrofitted with T8 lamp technology. Levels are as follows: classrooms 29-66, corridors 7-25, gym 52, administration 49-77.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		All existing ballasts are relatively new with no safety concerns.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4		No recommendations at this time	
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		Existing system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Existing system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cable has been installed with category 5 cable.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cabling is installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Equipment is installed in electrical room and is ventilated.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Equipment is supplied by dedicated circuits.	
Other					



Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).	N/A			
5.6.2	Intrusion alarms (if applicable).	3		Existing system is in good condition with the exception of no door contacts on exterior doors.	\$2,000
5.6.3	Master clock system (if applicable).	4		Existing system is in good condition.	
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$10,500

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>	NA		
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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			\$0

School Facility Evaluation Project  
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	80	1360	14	80	1120	240	
7.2	Science Rooms/Labs	1		97	2	95	190	-93	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	77 83 97	257	1 3	130 90	400	-143	
7.4	Gymnasium (incl. gym storage)	1		391	1		473	-82	
7.5	Library/Resource Areas	1		252	1		220	32	
7.6	Administration/Staff, Physical Education, Storage Areas			280			511	-231	
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)			1019			1069	-50	
	<b>Overall Space Adequacy Assessment</b>	23		3656	22		3983	-327	