# School Facility Evaluation Project

## Part I - Facility Profile and Summary



School Name: Our Lady Of Peace Catholic School
Location: 15911 110 Avenue
Edmonton, Alberta
Region: Central
Jurisdiction: Edmonton Catholic Regional School
Division No. 40

Grades: K to 6

School Code: 8010
Facility Code: 1954

Superintendent: Dr. Dale W. Ripley
Contact Person: Mr. Garnet McKee
Telephone: 1-780-453-4500

Capacity: 325

| 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** | 1958 | One | 1119.2 | 3" x 6" fir deck and wood posts and beams on cast-in-place concrete foundations. Exterior walls are finished with painted plaster / gypsum board on interior and brick veneer on exterior. The wood roof structure is exposed within classrooms and ancillary rooms. The built-up roof was re-finished in 1990. | Heating is provided by 12 Natural gas fired warm air furnace systems. Typical furnace capacity on the order of 60 kW. Ventilation is provided by furnaces through outdoor air intake and mixed air control. | Furnaces are approaching the end of their lifecycle and should be replaced. |
| **Additions/ Expansions** | 1963 | One | 1433.4 | Precast concrete double tees and load-bearing concrete block walls on cast-in-place concrete foundations except at gymnasium where structure is tongue & groove wood deck and glu-lam beams on load-bearing concrete block walls and cast-in-place concrete foundations. Exterior walls are finished with paint on interior surfaces and brick veneer on exterior surfaces. The gymnasium is finished on the exterior with painted metal cladding. The built-up roof was re-finished in 1990. | See above | |

Evaluator's Name: Merv Weiss & James Dykes
& Company: **Kasian Kennedy**

| 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 |
|---|---|---|---|---|---|---|
| **Additions/ Expansions Cont'd** | 1971 | One | 73.2 | Wood frame and deck on load-bearing concrete block walls and cast-in-place concrete foundations. Exterior walls are finished with paint on interior surfaces and brick veneer on exterior surfaces. The built-up roof was re-finished in 1990. | See above | |
| **Total Area - Sq. M.** | | | **2625.8** | | | |
| **Upgrading/ Modernization (identify whether minor or major)** | 1993 | | | Science Room sub-divided into a Classroom and a Resource Room. | | Minor Upgrading |
| | 1997 | | | Library and Computer Room upgraded. Windows replaced. Electrical system upgraded. | | Major Upgrading |
| | 1999 | | | Security safe installed. | | Minor Upgrading |
| **Portable Structure (identify whether attached/permanent or free-standing/ relocatable)** | | | | There are no portable structures at this school. | | |

| List of Reports/ Supplementary Information | |
|---|---|
| | Leased out area = 0<br>Gross Capacity = 325 - 60 for program exemptions = 265 Net Capacity<br>Current Enrollment = 168 or 58.95% of net capacity |

| | Evaluation Components | Summary Assessment | Estim. Cost |
|---|---|---|---|
| 1 | **Site Conditions** | Site conditions are generally good. A concern was expressed about the safety of the parking lot. The lot is not visible from the south due to the neighboring school building. It is not visible from the west due to a berm. It is not visible from the north or the east due to the configuration of the Our Lady Of Peace School building. The lot is a frightening place for female staff of the school. | $15,250 |
| 2 | **Building Exterior** | Exterior finishes are in good condition, but there are two areas in the building where the grade supported slab has settled. | $10,025 |
| 3 | **Building Interior** | Interior finishes are in need of repair at several locations in the facility but, mostly in the original (1958) section of the building. 9" x 9" vinyl asbestos tile is the floor finish in most rooms in this school, which should be replaced. Washroom finishes should also be replaced. Several other minor problems are elaborated upon in the body of the report. | $119,530 |
| 4 | **Mechanical Systems** | A major portion of the mechanical systems are approaching the end of their lifecycle and should be replaced in the near future. These systems include the heating and ventilation systems (furnaces and exhaust fans), the existing domestic water piping (due to probable high lead content) ,and a significant portion of the plumbing fixtures. No humidification is provided and there is no air conditioning. | $170,000 |
| 5 | **Electrical Systems** | Overall electrical systems are in good condition | $9,500 |
| 6 | **Portable Buildings** | N/A | |
| 7 | **Space Adequacy:** | | |
| | **7.1 Classrooms** | (+) 257.1 | |
| | **7.2 Science Rooms/Labs** | (-) 95 | |
| | **7.3 Ancillary Areas** | (-) 230.3 | |
| | **7.4 Gymnasium** | (-) 44.7 | |
| | **7.5 Library/Resource Areas** | (+) .8 | |
| | **7.6 Administration/Staff Areas** | (+) 42.6 | |
| | **7.7 CTS Areas** | N/A | |
| | **7.8 Other Non-Instructional Areas (incl. gross-up)** | (-) 83.7 | |
| | **Overall Space Adequacy Assessment** | (-) 153.2 Current Enrollment = 168 or 58.95% of net capacity | |
| | **Overall School Conditions & Estimated Costs** | | **$324,305** |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estimated Cost |
|---|---|---|---|---|
| **1.1** | **General Site Conditions** | | | **$250** |
| 1.1.1 | Overall site size. | 4 | The site seems small for a school of this size. The schoolyard is to the west of the building. | |
| 1.1.2 | Outdoor athletic areas. | 3 | There is a soccer field and two softball / fastball diamonds to the west of the school building. There are two basketball half-courts on a tarmac west of the building. All of these areas are in good condition except that some repair is necessary to the backstop of the nearest softball diamond. Ref. Photo #1 | $250 |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 4 | There is an outdoor playground with swings, slides, and climbing apparatus to the south of the on-site parking area. This playground is on the site of the school to the south but appears to be shared with the students of this school. It is in very good condition. | |
| 1.1.4 | Site landscaping. | 4 | No problems to report. | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | No problems to report. | |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 4 | No problems to report. | |
| 1.1.7 | Evidence of sub-soil problems. | 4 | There is no evidence of sub-soil problems near the building or anywhere else on the site. | |
| 1.1.8 | Safety and security concerns due to site conditions. | 4 | The on-site parking lot is hidden from view and is a frightening place for female staff of the school. Better lighting would improve this condition as would the addition of some windows to the south elevation of the school. | |
| Other | | | | |
| **1.2** | **Access/Drop-Off Areas/Roadways/Bus** | | | $0 |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estimated Cost |
|---|---|---|---|---|
| 1.2.1 | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4 | The only on site vehicular and pedestrian access point is the staff parking lot to the south of the building. | |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 4 | The on-site staff and visitors parking lot has a gravel surface with an internal catch basin. | |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | 4 | There are no on-site bus lanes or bus loading / unloading areas. The east curb of 159 street serves this purpose. This street gets quite congested at times as it also serves as the bus loading area for the school to the south. | |
| 1.2.4 | Fire vehicle access. | 4 | Fire vehicles can gain access to the west elevation of the building by going through the on-site parking lot. Fire vehicles can gain access to the south elevation of the building from the on-site staff parking lot. The north and east elevations of the building are accessible to emergency vehicles from 110 Avenue and 159 Street respectively. | |
| 1.2.5 | Signage. | 4 | There is identification signage at the 110 Avenue (north) entrance to the building. | |
| Other | | | | |

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estimated Cost |
|---|---|---|---|---|
| **1.3** | **Parking Lots and Sidewalks** | | | $15,000 |
| 1.3.1 | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4 | There is an on-site parking lot to the south of the school building for 16 cars. There are no designated handicapped parking stalls. | |
| 1.3.2 | Layout and safety of parking lots. | 3 | The on-site parking lot is unsafe because it is not visible from surrounding areas and is poorly illuminated. Reconstruction south of current location is recommended. | $15,000 |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 4 | The on-site parking lot has a gravel surface and is well drained. There are no problems to report. | |
| 1.3.4 | Layout and safety of sidewalks. | 4 | No problems to report. | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | No problems to report. | |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 4 | There is a barrier free access ramp in the City Of Edmonton sidewalk at the north east corner of the site. The north and east entrances to the school are grade level entrances and provide the means of barrier free access to the building. | |
| Other | | | | |
| | **Overall Site Conditions & Estimated Costs** | | The on-site parking lot is unsafe because it is not visible from surrounding areas and is poorly illuminated. Reconstruction south of current location is recommended. | $15,250 |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **2.1** | **Overall Structure** | | **Building Section** | **Description/Condition** | **$7,200** |
| 2.1.1 | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 3 | | There are two areas in the building where the grade supported slab has settled. The corridor south of the General Office slopes down to the south. The floor of staff work room in the original (1958) section of the building slopes down to the west. | $7,200 |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 4 | | There are some cracks in the plaster / gypsum board wall finishes within the classrooms throughout the original (1958) section of the building. These occur in all cases where the wood roof beams intersect the wall. | |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 4 | | No deficiencies to report. | |
| Other | | | | | |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **2.2** | **Roofing and Skylights**<br>***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.*** | | **Building Section or Roof Section** | **Description/Condition/Age** | **$750** |
| 2.2.1 | Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components). | 4 | | The built-up roof was re-finished in 1990, in all sections of the building. There are no problems to report at this time. | |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | 3 | | There is no fixed internal access to the roof surfaces of this building. Access must be gained through use of a portable extension ladder from grade on the building exterior. Fixed internal access to the roof surfaces of this building should be provided for safety reasons. | $750 |
| 2.2.3 | Control of ice and snow falling from roof. | 4 | | No problems to report. | |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | 4 | | No problems to report. | |
| Other | | | | | |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **2.3** | **Exterior Walls/Building Envelope** | | **Building Section** | **Description/Condition** | **$0** |
| 2.3.1 | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains). | 4 | | No problems to report. | |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | | No problems to report. | |
| 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 problems to report. | |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | | All drainage except for canopy drainage, is internal. There are no problems to report. | |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | | No problems to report. | |
| Other | | | | | |
| **2.4** | **Exterior Doors and Windows** | | **Building Section** | **Description/Condition** | **$2,075** |

| Section 2 | Building Exterior | Rating | | Comments/Concerns | Estimated Cost |
|---|---|---|---|---|---|
| 2.4.1 | Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 3 | | Most exterior wood doors and frames require re-finishing. | $675 |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | | No problems to report. | |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | | No problems to report. | |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | | No problems to report. | |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 3 | | Latching devices at all operable windows need to be adjusted. Some may need to be replaced. | $1,400 |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | | No problems to report. | |
| Other | | | | | |
| | **Overall Building Exterior Condition & Estimated Costs** | | | | **$10,025** |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **3.1** | **Interior Structure** | | **Building Section** | **Description/Condition** | **$0** |
| 3.1.1 | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 4 | | The interior walls in most classrooms in the 1958 section of the building are experiencing some cracking. Such cracking is visible where wood roof beams intersect the walls. These occurrences are simple to repair and are not posing a hazard in their current condition. | |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 4 | | The floor of the corridor south of the General Office has settled and slopes down toward the south. The floor of the Staff Work Room has settled and slopes down quite dramatically toward the west. | |
| Other | | | | | |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **3.2** | **Materials and Finishes** | | **Building Section** | **Description/Condition** | **$107,650** |
| 3.2.1 | Floor materials and finishes. | 3 | All | 9" x 9" vinyl asbestos tile is the floor finish in most rooms in this school. It should be replaced. | $65,750 |
| | | | 1958 | Sheet flooring has been used in the washrooms near the gymnasium. These washrooms always smell bad according to staff and cannot seem to be de-odorized. It is suspected that urine has migrated beneath the sheet flooring through cracks. The floor finishes in these washrooms should be replaced. | |
| 3.2.2 | Wall materials and finishes. | 3 | 1963 | Wood paneling at classroom entries in the 1963 section of the building requires re-finishing. | $5,000 |
| | | | All | Repair cracked walls in classrooms | $2,500 |
| 3.2.3 | Ceiling materials and finishes. | 3 | All | Lay-in acoustic tiles to most ceilings in this school are in good condition. There are two or three broken acoustic tiles in every classroom. These should be replaced. | $5,400 |
| 3.2.4 | Interior doors and hardware. | 4 | 1963 | Wood doors and frames throughout the 1963 section of the building should be re-finished. This is a maintenance item. | |
| 3.2.5 | Millwork | 4 | | No problems to report. | |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 4 | | No problems to report. | |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | | No problems to report. | |
| 3.2.8 | Washroom materials and finishes. | 3 | All | Floor, wall and ceiling finishes of all washrooms in this school should be replaced. All are in poor condition. | $29,000 |
| Other | | | | | |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **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 req'd.*** | | **Building Section** | **Description/Condition** | **$11,380** |
| 3.3.1 | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. | 4 | | The 1958 section of the building is of combustible construction. It is not sprinklered. | |
| | | 4 | | The 1968 section of the building is of non-combustible construction. It is not sprinklered. | |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 3 | | Each section (construction phase) of the building is separated from adjacent sections by a glazed fire separation which bears no fire-resistance rating. These assemblies have wired glass sidelites and transoms. These assemblies have solid core wood doors with closers. These assemblies are framed with solid wood frames. Doors and frames should be labeled. | $5,850 |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 3 | | Classrooms and ancillary rooms are not separated from corridors by fire-separations. The walls surrounding these rooms extend to the underside of the roof structure for acoustical control but, doors and frames within them bear no fire-resistance label and, are not fitted with closers. Storage Rooms and Janitorial Supply Rooms have doors with closers but these doors do not bear a fire-resistance label. Boiler rooms and furnace rooms all have steel doors and frames and are fitted with closers with the exception of the furnace room at the south east corner of the library. The door to this roof should be replaced with a labeled door and frame. | $5,530 |
| 3.3.4 | Exiting distances and access to exits. | 4 | | Travel distances to exits appears to conform to code. | |
| 3.3.5 | Barrier-free access. | 4 | | The north and east entrances to the building are barrier free accessible, as is the staff entry from the on-site parking lot. | |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 4 | | There were no hazardous materials audits available at the time of the inspection. The old 9"x9" floor tile used throughout the school is vinyl asbestos tile and should be replaced. | |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **3.3 Cont'd** | **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 req'd.*** | | **Building Section** | **Description/Condition** | **$500** |
| | | | | | |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 2 | | There is a fixed ladder which provides access from the Stage (Computer Room) to a mezzanine on the north side of the area. There is a 36" drop from the top rung of this ladder to the platform to which it provides access (over a wall). This condition should be repaired or access to the area should be removed. | $500 |
| Other | | | | | |
| | **Overall Building Interior Condition & Estimated Costs** | | | | **$119,530** |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **4.1** | **Mechanical Site Services** | | **Building Section** | **Description/Condition** | **$2,500** |
| 4.1.1 | Site drainage systems (i.e., surface and underground systems, catch basins). | 4 | All | Staff parking is unpaved gravel (no catch basin). Roof drains piped to municipal storm water system. No problems reported or noted. | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 3 | All | Hose bibs at regular intervals around building perimeter. No vacuum breakers provided on certain hosebibs. | $2,500 |
| 4.1.3 | Outside storage tanks. | N/A | All | There are no outside storage tanks. | |
| Other | | | | | |
| **4.2** | **Fire Suppression Systems** | | **Building Section** | **Description/Condition** | **$0** |
| 4.2.1 | Fire hydrants and Siamese connections. | N/A | All | No Hydrant or Siamese connection | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | N/A | All | No fire suppression systems provided. | |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | All | Combination of manual pump type and dry chemical type extinguishers located throughout the building. | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | N/A | All | | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **4.3** | **Water Supply and Plumbing Systems** | | **Building Section** | **Description/Condition** | **$60,000** |
| 4.3.1 | Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply). | 4 | All | Water main from city supply to boiler room. System complete with water meter and by-pass, isolation valves. No problems with quality or pressure availability reported. | |
| 4.3.2 | Water treatment system(s). | N/A | All | No Water Treatment in place. | |
| 4.3.3 | Pumps and valves (including backflow prevention valves). | 4 | All | No Domestic water Booster Pumps. Valves and Water meter c/w bypass in good working order. | |
| 4.3.4 | Piping and fittings. | 3 | All | Copper Piping is original and may contain lead at fittings and calcium build-up on pipe walls. No breaks, leaks or problems reported. Pipe should be replaced in conjunction with change out of plumbing fixtures. | $40,000 |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 3 | All | Fixtures are showing signs of wear and are mismatched in certain locations. Should be replaced. No handicapped fixtures provided. | $15,000 |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 4 | All | An adequate supply of domestic hot water is supplied by a Natural Gas fired domestic hot water heater. DHW recirculation is provided on all systems. Controls and safety valves are in good condition. | |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 2 | All | Sanitary drainage piping is Cast Iron, no problems or leaks reported. Storm drainage piping from roof drains is Cast Iron c/w external wrap insulation in good condition. No weeping tile or sump according to onsite staff. Sewer gas odour regularly emanates from various floor drains, trap primers should be installed. | $5,000 |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **4.4** | **Heating Systems** | | **Building Section** | **Description/Condition** | **$82,500** |
| 4.4.1 | Heating capacity and reliability (including backup capacity). | 3 | All | Heating is provided by 12 Natural gas fired warm air furnace systems. Typical furnace capacity on the order of 60 kW. Furnaces are approaching the end of their lifecycle and should be replaced. | $60,000 |
| 4.4.2 | Heating controls (including use of current energy management technology. | 4 | All | Heating controls upgraded in recent past in conjunction with installation of an Andover BMS for remote monitoring and building control. Furnaces controlled by electric space thermostats. | |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 4 | All | Combustion Air Provided to all mechanical rooms, Insulation in good condition. Flues and Stacks appear to be in good condition. | |
| 4.4.4 | Treatment of water used in heating systems. | N/A | All | | |
| 4.4.5 | Low water cutoff/pressure relief valves and failure alarms (ie: hot water heating) | N/A | All | | |
| 4.4.6 | Heating air filtration systems and filters. | 3 | All | Heating furnaces equipped with flat filter sections. Filters changed on a regular schedule. Refer to section 4.4.1. | Refer to section 4.4.1 |
| 4.4.7 | Heating humidification systems and components. | N/A | All | No humidification provided. | |
| 4.4.8 | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 3 | All | Supply and Return Air Grilles in classrooms and corridors require replacement. Condition of underground ductwork unknown, however staff report occasional musty odours from system after unoccupied periods. (Refer to section 4.4.14) | $12,500 |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 3 | All | Exposed insulation in mechanical rooms is damaged. Insulation should be inspected for asbestos and replaced as required. | $10,000 |
| 4.4.10 | Heat exchangers. | 3 | All | Furnace heat exchangers reported to be in generally good condition. Refer to Section 4.4.1. | Refer to section 4.4.1 |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | 3 | All | Mixed air dampers and linkages are serviced and repaired regularly. Should be replaced along with furnaces. | Refer to section 4.4.1 |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 3 | All | General complaints regarding musty odours and lack of humidity during winter months. | Refer to section 4.4.14 |
| 4.4.13 | Zone/unit heaters and controls. | N/A | All | Heating at entrances and vestibules by warm air systems. | |
| 4.4.14 | Underground supply air ductwork. | FI | All | The underground supply air ductwork is not accessible for inspection, making the determination of its condition in terms of leakage, seepage, dirt and mold accumulation, collapse, etc difficult. Further investigation should be undertaken. | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **4.5** | **Ventilation Systems** | | **Building Section** | **Description/Condition** | **$25,000** |
| 4.5.1 | Air handling units capacity and condition. | 3 | All | Ventilation is provided by furnaces through outdoor air intake and mixed air control. Refer to Section 4.4.1. | Refer to section 4.4.14 |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 4 | All | Units appear to have 100% Outdoor capacity for free cooling, assume 10% Outdoor Air Minimum. | |
| 4.5.3 | Air distribution system (if possible, reference number of air changes/hour). | N/A | All | No information on AC/H | |
| 4.5.4 | Exhaust systems capacity and condition. | 3 | All | General Exhaust to washrooms, changerooms, janitor closets, etc provided by multiple exhaust fans. Systems need replacement. | $20,000 |
| 4.5.5 | Separation of out flow from air intakes. | 4 | All | No problems or concerns reported or observed. | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | N/A | | No special systems provided. | |
| Other | Drainage of Underground Ductwork | 2 | 1963 | Sump pumps should be installed in underground ductwork access pits to match conditions in 1958 mechanical room. | $5,000 |
| | ***Note: Only complete the following items if there are separate ventilation and heating systems.*** | | | | |
| 4.5.7 | Ventilation controls (including use of current energy management technology). | N/A | | | |
| 4.5.8 | Air filtration systems and filters. | N/A | | | |
| 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). | N/A | | | |
| Other | | | | | |

| Section 4 | Mechanical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **4.6** | **Cooling Systems** | | **Building Section** | **Description/Condition** | **$0** |
| 4.6.1 | Cooling system capacity and condition (i.e., chillers, cooling towers, condensers). | N/A | All | No mechanical cooling is provided. | |
| 4.6.2 | Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | N/A | All | No mechanical cooling is provided. | |
| 4.6.3 | Cooling system controls (including use of current energy management technology). | N/A | All | No mechanical cooling is provided. | |
| 4.6.4 | Special/dedicated cooling systems (i.e., labs, CTS areas). | N/A | - | There are no special cooling systems | |
| Other | | | | | |
| **4.7** | **Building Control Systems** | | **Building Section** | **Description/Condition** | **$0** |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | 4 | All | The overall building is controlled and monitored remotely by a recently installed Andover building management system. Control accessories such as sensors and thermostats appear to be in good condition. Main building controls are electrical. | |
| | **Overall Mechanical Systems Condition & Estimated Costs** | | | | **$170,000** |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **5.1** | **Site Services** | | **Building Section** | **Description/Condition** | **$1,000** |
| 5.1.1 | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 5 | | Overhead fed 600A 120/240V 1 phase 3 wire Bull Dog distribution. Installed in 1996. Located in hallway next to main gym.. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 3 | | Concerns with lack of site lighting at back of building for safety reasons. Single existing HPS fixture at rear of school. Remainder of site lighting no concerns. | $1,000 |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 4 | | 28 energized stalls. Receptacles mounted on wooded rail. | |
| Other | | | | | |
| **5.2** | **Life Safety Systems** | | **Building Section** | **Description/Condition** | **$3,000** |
| 5.2.1 | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested). | 4 | All | Simplex 2001 12 zone panel with 4 zones used. Installed in 1986 Heat detectors provided in all storage rooms and mechanical rooms. Smoke detectors are installed in corridors where coat and boot racks are located. There are adequate fire bells. No visual strobe devices are provided. Corridor doors are provided with door hold open devices. Fan shutdown is provided for air systems. | |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 4 | All | 12 Volt battery packs are provided throughout the corridors and washrooms. Units are old but are tested monthly. Records available. | |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 3 | 1958 | Original school has standard 60W incandescent lamp exit signage which does not conform to code. Some portions of school have proper exit signs. Exit signage has no connection to emergency battery packs. | $3,000 |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **5.3** | **Power Supply and Distribution** | | **Building Section** | **Description/Condition** | **$2,000** |
| 5.3.1 | Power service surge protection. | 3 | All | No surge protection provided | $2,000 |
| 5.3.2 | Panels and wireways capacity and condition. | 4 | | Panels are manufactured by Square D. 5-10% spare breaker capacity in panels. Panels are in good condition. | |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | N/A | | none provided. | |
| 5.3.4 | General wiring devices and methods. | 4 | | Wiring method is EMT conduit and wire. Wiring and devices appear in good condition. | |
| 5.3.5 | Motor controls. | 4 | | Motor starters are provided where required with good access. Starters appear to be in good condition. Single phase motors are provided with manual motor switches. | |
| Other | | | | | |
| **5.4** | **Lighting Systems** | | **Building Section** | **Description/Condition** | **$3,500** |
| 5.4.1 | Interior lighting systems and components (i.e., illumination levels, conditions, controls). | 3 | All | Fluorescent T-12 surface mounted luminaries used throughout the school. Ballasts are magnetic core and coil type. Luminaries are in good condition. Gymnasium luminaries are fluorescent with metal guards. Gymnasium lighting level is low for school standards. Local line voltage switching is provided throughout the school.<br>Lighting levels:<br>Gymnasium: 160lux, classrooms: 8600-900lux, corridors:250-350lux, library: 900lux, office: 450lux, | $3,500 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 4 | All | No concerns. | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | N/A | | none provided. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **5.5** | **Network and Communication Systems** | | **Building Section** | **Description/Condition** | **$0** |
| 5.5.1 | Telephone system and components (i.e., capacity, reliability, condition). | 5 | | Newer telephone system updated recently. | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | | Public address / intercom system manufactured is Rauland SWL25 switchable system c/w tuner and tape player.Some school classrooms are wired for cablevision. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 5 | | Category 5 structured cabling system installed. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 4 | | Installed in conduit and some surface mounted. Not in all classrooms. | |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4 | | Telecommunications room is shared with storage area. Room is not adequate to the standards. | |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 5 | | Computers are connected to local panel with no dedicated circuits. Panel is at full capacity.Hub is located in the Library behind main desk. | |
| Other | | | | | |

| Section 5 | Electrical Systems | Rating | Comments/Concerns | | Estimated Cost |
|---|---|---|---|---|---|
| **5.6** | **Miscellaneous Systems** | | **Building Section** | **Description/Condition** | **$0** |
| 5.6.1 | Site and building surveillance system (if applicable). | N/A | | none provided | |
| 5.6.2 | Intrusion alarms (if applicable). | 4 | | Motion detectors are provided throughout the school and door contacts installed on exterior doors. System is centrally monitored. | |
| 5.6.3 | Master clock system (if applicable). | N/A | | No master clock system. | |
| Other | | | | | |
| **5.7** | **Elevators/Disabled Lifts (If applicable)** | | **Building Section** | **Description/Condition** | **$0** |
| 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 Electrical Systems Condition & Estimated Costs** | 4 | | Electrical systems are overall in good condition | **$9,500** |

| Section 6 | Portable Buildings | Rating | Comments/Concerns | Estim. Cost |
|---|---|---|---|---|
| | ***Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.*** | | **No Portables in this School** | |
| 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. | | | |
| | **Overall Portable Bldgs Condition & Estim Costs** | | | |

| Section 7 | Space Adequacy | This Facility | | | Equiv. New Facility | | | Surplus/ Deficiency | Comments/Concerns |
|---|---|---|---|---|---|---|---|---|---|
| | | No. | Size | Total Area | No. | Size | Total Area | | |
| 7.1 | Classrooms | 6 | 72.8 | 977.1 | | | 720 | 257.1 | Gross Capacity = 325 - 60 for program exemptions = 265 Net Capacity |
| | | 3 | 69.7 | | | | | | Current Enrollment = 168 or 58.95% of net capacity |
| | | 2 | 87.3 | | | | | | |
| | | 2 | 78.4 | | | | | | |
| 7.2 | Science Rooms/Labs | N/A | | | | | 95 | -95 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 1 | 79.7 | 79.7 | | | 310 | -230.3 | |
| 7.4 | Gymnasium (incl. gym storage) | 1 | 428.3 | 428.3 | | | 473 | -44.7 | |
| 7.5 | Library/Resource Areas | 1 | | 160.8 | | | 160 | 0.8 | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 406.6 | | | 364 | 42.6 | |
| 7.7 | CTS Areas | N/A | | | | | | | |
| | 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) | | | 573.3 | | | 657 | -83.7 | |
| | **Overall Space Adequacy Assessment** | | | **2625.8** | | | **2779** | **-153.2** | Leased out area = 0 |

| Evaluation Component/ Sub-Component | Additional Notes and Comments |
|---|---|
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