

1

Upgrading/ Modernization (identify whether minor or major)	1999					Electrical upgrading; offices and staff room
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information						

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment			Estim. Cost
1	Site Conditions	Resurface gravel parking lot with asphalt; replace signage; add wheelchair ramp			\$26,800
2	Building Exterior	Revise drainage system; provide new windows and hardware			\$207,300
3	Building Interior	Provide elevator and hadicap washroom			\$146,100
4	Mechanical Systems	While systems are generally in good working order, systems are original 1912 vintage and require replacement.			\$325,000
5	Electrical Systems	Install surge protection on the electrical system. Retrofit lighting throughout to improve colour rendition and efficiency. Door contacts should be installed on all exterior doors.			\$81,500
6	Portable Buildings	N/A			\$0
7	Space Adequacy:				
	7.1 Classrooms	Surplus	75		
	7.2 Science Rooms/Labs	Deficient	-23		
	7.3 Ancillary Areas	Deficient	-225		
	7.4 Gymnasium	Deficient	-283		
	7.5 Library/Resource Areas	Surplus	5		
	7.6 Administration/Staff Areas	Deficient	-120		
	7.7 CTS Areas	N/A	0		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-131		
	Overall School Conditions & Estim. Costs	Deficient	-702		\$786,700

	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	Soccer pitch, ball diamond, playfield	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment in good repair	
1.1.4	Site landscaping.	4	Attractive front of school; patio, trees, etc.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good repair	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Retaining wall repaired	
1.1.7	Evidence of sub-soil problems.	4	None	
1.1.8	Safety and security concerns due to site conditions.	4	None	
Other				

	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	City streets - parking lot away from school	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	N/A	See 1.2.1	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	City streets, front of school	
1.2.4	Fire vehicle access.	4	Good access to whole school	
1.2.5	Signage.	3	Front, difficult to see because of color - replace	\$2,600
Other				

	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	12 staff with 12 additional; provide handicap stall	\$5,000
1.3.2	Layout and safety of parking lots.	4	Good layout	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel - good drainage; replace with asphalt paving	\$16,700
1.3.4	Layout and safety of sidewalks.	4	Layout good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete in good repair	
1.3.6	Curb cuts and ramps for barrier free access.	2	Provide ramp for handicap access	\$2,500
Other				
	Overall Site Conditions & Estimated Costs			\$26,800

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		Beams solid	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		None evident	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No evidence of 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 Section	Description/Condition/Age	
		5		Roof resurfaced in 1995; asphalt shingles on sloped areas with metal cladding at top	
		3		In good repair except for home-made ladder - replace	\$500
		4		Normally well controlled (hooks and rod) to catch snow; excess snow can be a problem	
		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		Solid sandstone - no signs of deterioration	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Roofing replaced five years ago	
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		Solid - no problem	
2.3.4	Interface of roof drainage and ground drainage systems.	3		Drains to ground causing leaking into back of school - should be interfaced with municipal system	\$90,000
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No indication of problems	
Other		2		Allowance for renovations required for boiler replacement	\$10,000

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).	4		Original wood doors with wire mesh glass	
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		Appears compliant	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Original windows require replacement	\$106,800
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		New hardware required (see 2.4.4)	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		None evident	
Other					
Overall Bldg Exterior Condition & Estim Costs					\$207,300

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 signs of deterioration	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Solid	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Floors - linoleum and carpet; stairs - slate	
3.2.2	Wall materials and finishes.	4		Plaster, some drywall where changes made	
3.2.3	Ceiling materials and finishes.	4		Lay-in acoustic tile	

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		Original wood with wire mesh glass inserts	
3.2.5	Millwork	3		Original - replace	\$29,100
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		Blackboards - replace with whiteboards	\$22,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Good repair	
3.2.8	Washroom materials and finishes.	4		Walls and ceiling - painted plaster; floors - mosaic; ceramic tile at urinals; metal 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		
	3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Combustible, non-sprinklered	
	3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Appear compliant	
	3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Compliant	
	3.3.4	Exiting distances and access to exits.	4		Appear compliant	
	3.3.5	Barrier-free access.	2		Provide elevator and handicap washrooms	\$95,000
	3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		See Owner's Report	
	3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None evident	
	Other					
	Overall Bldg Interior Condition & Estim Costs				\$146,100	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services		<u>Section</u>	<u>Description/Condition</u>	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Site drainage consists of grading to swalls to run-off to streets and catch basins.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs only.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	Fire Suppression Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4		Street hydrant is located in street.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire protection consists of 40 mm hose and valve system in cabinets tied to building service. Lower floors are in surface mounted cabinets; upper floor exposed hose reels.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout; 5# ABC.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		Not applicable.	
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		100 mm service from street. 50 mm meter and service to building stand pipe system.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Dual backflow preventers on DCW services.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape for age of facility.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are adequate, replaced within last 10 years. Require on going maintenance as necessary.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater gas fired and recirculation pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal services.	
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).		2		Dual low pressure gas fire steam boilers installed in 1912, Robb Engineering.	\$120,000
4.4.2 Heating controls (including use of current energy management technology).		2		Existing controls are pneumatic based, old and do not use current technolog; 1950's retrofitted. (See 4.7.1)	
4.4.3 Fresh air for combustion and condition of the combustion chimney.		4		Combustion air duct adequate, and is operating satisfactorily.	
4.4.4 Treatment of water used in heating systems.		4		Regular program in place and kept current. Condensate/ boiler feedwater tank and pump set.	
4.4.5 Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).		4		In place and functioning.	
4.4.6 Heating air filtration systems and filters.		4		All air systems have 50 mm filters in place.	
4.4.7 Heating humidification systems and components.		3		No humidification in place, however, swamp coolers are used on the air system. Systems are not used in winter. (See 4.4.1)	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3		Piping and ductwork in good shape generally. Piping for original could be expected to experience failures due to age. (See 4.4.1)	
4.4.9	Heating piping, valve and/or duct insulation.	3		Piping is generally insulated, however noted to be missing in several locations. (See 4.4.1)	
4.4.10	Heat exchangers.	NA		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	NA		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3		Temperature control is old and gives rise to hot/cold complaints in many areas. (See 4.4.1)	
4.4.13	Zone/unit heaters and controls.	3		All units are old, but currently performing adequately. (See 4.4.1)	
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.	2		Two central air handling unit with single supply fan, heating, mixed air, swamp cooler and individual ducted zones to classrooms. Depends on gravity relief while functioning, has poor control and distribution. Original 1912.	\$130,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3		General outside air to classrooms is inconsistent. (See 4.5.1)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3		Air is distributed to all areas. Air distribution is poor within classrooms on the 1912 portion. (See 4.5.1)	
4.5.4	Exhaust systems capacity and condition.	2		Washroom exhaust combined with building relief, cross contamination is possible. (See 4.5.1)	
4.5.5	Separation of out flow from air intakes.	4		Separation of exhausts and intakes is good.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4		Range hood to recently renovated kitchen vented to outside.	
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).	2		Ventilation controls are operated manually as to start/stop functions, dampers and coils are pneumatic, systems operate on mixed air and discharge sensor. Outside air dampers have no minimum position and close on lower temperatures negating ventilation needs at winter conditions. (See 4.5.1)	
4.5.8	Air filtration systems and filters.	4		All systems have 50 mm fiberglass filters.	
4.5.9	Humidification system and components.	NA		No humidity systems except for swamp coolers or sprayed coil during summer.	
4.5.10	Heat exchangers.	NA		Not applicable.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Distribution in good shape.	
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).	NA		Not applicable.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	NA		Not applicable.	
4.6.3	Cooling system controls (including use of current energy management technology).	NA		Not applicable.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		Not applicable.	
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	2		Building controls are pneumatic, no energy management systems, controls are old, poor control of air systems as to maintaining minimum outside air, no automatic control of summer ventilation fans. Major alarms are tied to off-site monitoring.	\$75,000
	Overall Mech Systems Condition & Estim. Costs				\$325,000

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		Main service - underground, 400A, 120/208V, 3 phase, 4 wire is in excellent condition. New service installed in 1999. Service is installed in gym storage room and equipment must be kept away from electrical panels.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Existing lighting is in good condition. Dark areas of concern are the front (east) of the school. Install additional lighting for the sidewalk area.	\$1,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Existing car stalls require more power plug-ins. Install an additional 8 plug-ins for existing stalls.	\$5,000
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).	3		Existing F.A. system is in good condition. Strobes need to be added to meet 1997 ABC. Door hold-opens need to be installed on fire doors.	\$4,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3		Existing system is in good condition. Recommend installed emergency lighting in Ecs classroom.	\$500
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Some exit lights require two sources of power. Gym only has 1 exit light and 3 exits. Install exit lighting in library.	\$3,000
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.	3		Provide surge protection.	\$1,500
5.3.2	Panels and wireways capacity and condition.	4		Existing panels are in good condition.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Overall condition is good.	
5.3.5	Motor controls.	4		Loose starters are in good condition.	
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., illumination levels, conditions, controls).	3		Interior lighting consists of fluorescent T12 lamps with some T8 lamps in administration office. Some levels are unacceptable: corridors 8-25 (poor), gym 26 (poor), classrooms 24-75 (poor), and administration 65. Retrofit areas that need upgrading.	\$32,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No concerns.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Retrofit remaining fixtures not done in Item 5.4.1. Replace exit lighting with LED style.	\$32,000
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		P.A. system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		Network cabling is category 5 cable.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cable is installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Equipment is located in administration copy room. Ventilation should be installed.	\$1,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Equipment is supplied with dedicated circuit.	
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		Security system is in good condition. Door contacts should be installed.	\$1,500
5.6.3	Master clock system (if applicable).	N/A			
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
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				\$81,500

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>	N/A		
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			\$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	11	72-85	875	10	80	800	75	
7.2	Science Rooms/Labs	1		72	1		95	-23	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		85	2 1	90 130	310	-225	
7.4	Gymnasium (incl. gym storage)	1		190	1		473	-283	
7.5	Library/Resource Areas	1		165	1		160	5	
7.6	Administration/Staff, Physical Education, Storage Areas			261			381	-120	
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)			686			817	-131	
	Overall Space Adequacy Assessment	15		2334	16		3036	-702	