School		
	Date	

0 1 111	OT AND	EL A 00'	1001		0.1.10.1	040
School Name:					School Code:	013
Location:	13430 - 1	132A Stre	eet, Edmonton, A	AB	Facility Code:	1957
Region:	Central				Superintendent:	Dr. Dale W. Ripley
Jurisdiction:	Edmonto	n RCSSI	D No. 40		Contact Person:	Mr. Garnet McKee
					Telephone:	(780) 453 - 4500 (Garnet)
Grades:	K - 6				School Capacity:	Total 625 Net 580
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
riginal Building	1958	1	2432.10	Concrete block walls, concrete	Consists of Hot Water Heating	The Control system was upgraded
				floor slab, roof structure unknown.	system and ventilation system. The	several years ago, and is in good
				Clay tile and brick cladding with	ventilation system consists of	condition. However, the ventilation
				metal panel infill above windows.	Classroom unit ventilators, served	system cannot meet the present
					by hot water coil and no glycol	code requirements, and will have to
					system. Gymnasium is served by	be modified. The glycol system,
					one (1) indoor, air handling unit,	must be introduced, to allow for unit
					which is in very poor condition.	ventilators to supply sufficient amount
						of outside air to each classroom.
Additions/	1961	1	1013.80	As above.	Each classroom is heated and	The Mechanical System is in poor
xpansions	1963	2	1402.80		ventilated by unit ventilators	condition and cannot provide
					complete with hot water coil (no	minimum fresh air recommended by
					glycol). Therefore, each unit	the present codes. The air handling
					ventilator cannot provide sufficient	unit serving the Gymnasium is
					outside air during winter conditions.	corroded, has exceeded its life
					This is a Health and Safety concern.	expectancy and cannot provide outside
					The system serving the entire	air required by codes. The hot water
					school has to be updated to meet	piping system is corroded and must
					present ventilation code	be replaced. Glycol must be introduced
					requirements.	in order to allow sufficient amount of
						outside air into each classroom.
					Evaluator's Name:	Victor Kozak
					& Company:	Stephens Kozak Carr and Brown
lpgrading/	1958	1	2,250 sq.m.		Those sections of the school were	The Mechanical System serving
lodernization					modernized in 1992 (minor). A new	those sections of the school is in
dentify whether					hot water heating and ventilation	good condition and meets all
ninor or major)					system was applied to those	present codes.
					sections of the school.	

School		
	Date	

		1992	250 sq.m.		Provide counter, sink & plumbing to
		1002	200 04		classroom #121.
		1993	710 sq.m.		Upgrade Gym storage facilities to
			'		E.C.S.B. standard.
		1996	120 sq.m.		Upgrade Computer and Library
					areas.
		1997	80 sq.m.		Expand C.R. into corridor for Music
					and add electrical to Computer
					classroom.
	le Struct.	None.			
(identif	fy whether				
attache	ed/perman.				
	-standing/				
relocat	able)				
	T				
	Reports/				
Supple	ementary				
Inform	nation				
	T				

School		
	Date	

Evaluation Components	Summary Assessment	Estim. Cos
Site Conditions	Generally in good condition.	\$20,000
2 Building Exterior	General upgrading is required.	\$92,800
Building Interior	Upgrading of finishings is required.	232,500
4 Mechanical Systems	The existing Mechanical System consists of a hot water heating system, using the perimeter radiation system for general	\$418,000
	office area, and unit ventilators for classroom application. The Gymnasium is heated and ventilated by an air handling	
	unit. The entire heating and ventilation system, with exception of the unit ventilators serving classrooms, is in poor	
	condition, and cannot meet present ventilation code requirements. Therefore, this system will have to be modified to	
	meet ventilation code requirements.	
Electrical Systems	The electrical systems require minor upgrading.	\$73,000
Portable Buildings	N/A	
Space Adequacy:	No negative comments regarding functions were provided by the staff or administration.	
7.1 Classrooms	Surplus of 198 square meters.	
7.2 Science Rooms/Labs	Deficient 101 square meters.	
7.3 Ancillary Areas	Deficient 240 square meters.	
7.4 Gymnasium	Surplus of 44 square meters.	
7.5 Library/Resource Areas	Deficient 89 square meters.	
7.6 Administration/Staff Areas	Deficient 331 square meters.	
7.7 CTS Areas	N/A	
7.8 Other Non-Instructional Areas	Surplus of 743 square meters.	
(incl. Gross-up)		
Overall School Conditions & Estim. Costs	Overall surplus of 224 square meters.	\$836,30

School		
	Date	

1.1.1 Overall afte size. 5 Good. 1.1.2 Outdoor aithletic areas. 5 Good. 1.1.3 Outdoor playground areas, including condition of equipment and base. 5 New playground equipment. 5 New playground equipment. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Size accessories (i.e., permeter and other fencing, quard rells, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of prording). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 1.1.8 Safety and security concerns due to size conditions. 1.1.8 Safety and security concerns due to size conditions. 1.1.8 Safety and security concerns due to size conditions. 1.1.8 Safety and security concerns due to size conditions. 1.1.8 Conditions. 1.1.8 Conditions. 1.1.8 Conditions. 4 None noted. 1.1.9 Provide drain in entry well at north end. 1.1.1 Provide drain in entry well at north end. 1.1.2 Provide drain in entry well at north end. 1.1.3 Safety and security concerns due to size conditions. 4 None noted.	Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1.2 Outdoor athletic areas. 5 Appear adequate. 1.1.3 Outdoor playground areas, including condition of equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessores (i.e., perimeter and other fencing, guard frails, bite stands, flag poles). 1.1.6 Site accessores (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 3 Settlement around the building. 5 New playground equipment. 4 Well maintained. 5 New playground equipment. 5 New playground equipment. 6 Good condition. 7 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. 7 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. 8 \$20,000 Provide drain in entry well at north end. 1.1.8 Safety and security concerns due to site conditions. 1.1.8 Safety and security concerns due to site conditions. 4 None noted. Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.3 Access/Drop-Off Areas/Roadways/Bus Lanes 1.4 Vehicular and pedestrian access points (i.e., size 4 Orop-off in front of school - separate roadway single access to parking lot.	1.1	General Site Conditions			
1.1.2 Outdoor athletic areas. 5 Appear adequate. 1.1.3 Outdoor playground areas, including condition of equipment and base. 5 New playground equipment. 5 New playground equipment. 6 New playground equipment. 7 New playground equipment. 8 Well maintained. 9 Uvell maintained. 1.1.5 Site accessories (i.e., perimeter and other fenoing, guard rails, bits stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 1.1.8 Safety and security concerns due to alter conditions. 4 None noted. Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2 Vehicular and psolestrain access points (i.e., size) 4 Orop-off in front of school - separate roadway single access to parking lot.	1.1.1	Overall site size.	5	Good.	
1.1.2 Outdoor playground areas, including condition of equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fending, guard ralls, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 5 New playground equipment. 4 Well maintained. 5 Occod condition. 5 New playground equipment. 4 Well maintained. 5 Occod condition. 5 New playground equipment. 5 New playground equipment. 6 Occod condition. 7 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. 8 \$20,000 8 \$20,000 9 Provide drain in entry well at north end. 1 1.1.6 Safety and security concerns due to site conditions. 1 None noted. 1 None noted. 1 None noted. 1 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2 Vehicular and podestrain access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.1.2 Outdoor playground areas, including condition of equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fending, guard ralls, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 5 New playground equipment. 4 Well maintained. 5 Occod condition. 5 New playground equipment. 4 Well maintained. 5 Occod condition. 5 New playground equipment. 5 New playground equipment. 6 Occod condition. 7 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. 8 \$20,000 8 \$20,000 9 Provide drain in entry well at north end. 1 1.1.6 Safety and security concerns due to site conditions. 1 None noted. 1 None noted. 1 None noted. 1 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2 Vehicular and podestrain access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.1.3 Outdoor playground areas, including condition of equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fencing, quard rails, bite stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 3 Settlement around the building. 5 New playground equipment. 4 Well maintained. 5 New playground equipment. 5 New playground equipment. 6 Codd condition. 7 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. 8 S20,000 Provide drain in entry well at north end. 9 Provide drain in entry well at north end. 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 5 New playground equipment. 9 Provide drain in entry well at north end. 9 Provide drain in entry well at north end. 9 Provide drain in entry well at north end. 1.1.6 None noted. 1.1.7 Evidence of sub-soil problems. 1.1.8 Safety and security concerns due to site conditions. 1.1.9 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2 Vehicular and podestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.2	Outdoor athletic areas.	5	Appear adequate.	
equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. See 1.1.6 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. See 1.1.6 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
equipment and base. 1.1.4 Site landscaping. 4 Well maintained. 1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. \$20,000 Provide drain in entry well at north end. 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. \$\frac{1}{2}\$ Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.3	Outdoor playground areas, including condition of	5	New playground equipment.	
1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. Provide drain in entry well at north end. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.		equipment and base.		1 70 11	
1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. Provide drain in entry well at north end. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.1.5 Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. Provide drain in entry well at north end. 3 Settlement around the building. 5 See 1.1.6 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.4	Site landscaping.	4	Well maintained.	
guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. \$20,000 Provide drain in entry well at north end. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					
guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. \$20,000 Provide drain in entry well at north end. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					
guard rails, bike stands, flag poles). 1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 2 Two poor drainage locations towards 1961 building north end. Re-grade and re-pave. Provide drain in entry well at north end. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.5	Site accessories (I.e., perimeter and other fencing,	4	Good condition	
1.1.6 Surface drainage conditions (i.e., drains away from building, signs of ponding). 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 5 Settlement around the building. 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) Drop-off in front of school - separate roadway single access to parking lot.		guard rails, bike stands, flag poles).		Cook Containon.	
building, signs of ponding). Provide drain in entry well at north end. 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 1.1.8 Safety and security concerns due to site conditions. Other Other Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					
building, signs of ponding). Provide drain in entry well at north end. 1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 1.1.8 Safety and security concerns due to site conditions. Other Other Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.6	Surface drainage conditions (I.e., drains away from	2	Two poor drainage legations towards 1061 building parth and . Be grade and re pays	\$20,000
1.1.7 Evidence of sub-soil problems. 3 Settlement around the building. 5 see 1.1.8 Safety and security concerns due to site conditions. Other Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) Drop-off in front of school - separate roadway single access to parking lot.					Ψ20,000
1.1.8 Safety and security concerns due to site conditions. Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.1.8 Safety and security concerns due to site conditions. Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.7	Evidence of sub-soil problems	3	Cattlement around the building	200
1.1.8 Safety and security concerns due to site conditions. Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 None noted.		Evidence of dub cell problems.	3	Settlement around the building.	
Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					1.1.0
Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.					
Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (i.e., size) 4 Drop-off in front of school - separate roadway single access to parking lot.	118	Safety and security concerns due to site	1		
Other 1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	1.1.0		4	None noted.	
1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (l.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.		conditions.			
1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (l.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2 Access/Drop-Off Areas/Roadways/Bus Lanes 1.2.1 Vehicular and pedestrian access points (l.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	0.1				
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.	Other				
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
1.2.1 Vehicular and pedestrian access points (I.e., size 4 Drop-off in front of school - separate roadway single access to parking lot.					
Diop on in none of soliton separate readway single access to parking lot.					
	1.2.1	Vehicular and pedestrian access points (I.e., size	4	Drop-off in front of school - separate roadway single access to parking lot.	
		number, visibility, safety).			

School		
	Date	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	Surfacing of on-site road network (note whether	N/A	No on-site roadway.	
	asphalt or gravel).			
	Bus lanes/drop off areas (note whether on-site	4	Bus drop-off in front of building off-site.	
	or off-site).			
1.2.4	Fire vehicle access.	4	No concerns	
125	Signage.			
1.2.3	Signage.	4	Adequate.	
Other				

School		
	Date	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	Parking Lots and Sidewalks			
	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	No designated H/C stalls. 19 staff plug-ins.	
1.3.2	Layout and safety of parking lots.	4	Awkward shape.	
	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel, drains off-site.	
1.3.4	Layout and safety of sidewalks.	4	No concerns.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	No concerns.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate.	
Other				
	Overall Site Conditions & Estimated Costs			\$20,000

School		
	Date	

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.1	Overall Structure		Bldg.		
			Section	Description/Condition	
	Floor structure and beams (I.e., signs of bending,	4	All	No visible problems.	
	cracking, heaving, settlement, voids, rust stains).				
2.1.2	Wall structure and columns (I.e. signs of bending,	4	All	No visible problems.	
	cracking, settlement, voids, rust, stains).			·	
2.1.3	Roof structure (I.e., signs of bending, cracking,	4	All	No visible problems. Only gymnasium O.W.S.J. visible.	
	voids, rust, stains).				
Other					
					,
					,
					-
					•

School		
	Date	

Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.2	Roofing and Skylights 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.		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent	3	1958	Gym - December 1984 roof work done.	
	possible, direct observation), assess and rate		1963	2 storey - December 1984 roof work done	
	roof conditions and estimate costs for required		1961	July 1986 work done.	
	improvements (I.e., covering materials, membrane,		1958	June 1987 repairs done.	
	insulation, other components).		1961	June 1987 repairs done.	
			1958	Repairs done around gym in 1998.	
				respand done dround gym in 1666.	
			1961	I.R.M.A. roof leaking around all roof penetrations. All the rest of the roofs are	
				B.U.R. Roof drains get plugged up due to vandalism.	
				Requires repairs around all roof penetrations.	\$27,000
				Troquillo Topalio arouna ali Toor periorationo.	Ψ27,000
2.2.2	Roof accessories (I.e. ladders, stairs, hatches,	2	1961	Leaking around all roof penetrations, reported by custodian.	\$18,000
	masts, exhaust hoods, chimneys, gutters,	_	1001	Ecaking around air roof perfectations, reported by custodian.	ψ10,000
	downspouts, splashpads).				
	, , , , , , , , , , , , , , , , , , , ,				
2.2.3	Control of ice and snow falling from roof.	4		Flat roof throughout.	
	3 · · · ·	-		i lat roof throughout.	
2.2.4	Skylights (I.e., signs of distress, leaks, ice	3		Leaking units have been replaced (3) others will likely fail in time.	\$10,000
	build-up, condensation, deteriorated materials/			Levaking will all the been replaced (3) others will likely fall in time.	Ψ10,000
	seals).				
	,				
Other					

School		
	Date	

	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,	4	All	Dated, but appear in good condition. No visible deterioration.	
	cracks, brick spalling, effluorescence, water stains).				
2.3.2	Fascias, soffits, parapets (I.e., signs of looseness,	3	All	Canopies need repair or replacement.	\$6,000
	stains, rust, peeling paint).			All other areas are functional.	
2.3.3	Building envelope (I.e. evidence of air infiltration/	3	1961	Signs of air exfiltration through upper window panels is evident on inside.	\$15,000
	exfiltration through the exterior wall or ice build		1958	No concerns.	
	up on wall, eaves, canopy).		1963	No concerns.	
2.3.4	Interface of roof drainage and ground drainage	4	All	No concerns.	
	systems				
2.3.5	Inside faces of exterior walls (I.e., signs of cracks,	3	1958	No problems evident.	see
	water stains, dust spots).		1961	Black streaks on panels over windows.	2.3.3
	, , , , , , , , , , , , , , , , , , , ,		1963	No problems evident.	2.3.3
			1903	No problems evident.	
Other					
Other					
2.4	Exterior Doors and Windows		Bldg.		
2.4			Section	Description/Condition	
2.4.1	Doors (I.e., signs of deterioration, rusting metal,	3	1958	Serviceable but dated and high maintenance.	\$16,800
	glass cracks, peeling paint, damaged seals,		1961	Dated, wood doors and frames, high maintenance.	7:2,220
	sealed unit failure).		1963	Dated, wood doors and frames, high maintenance.	
	1			Patoa, wood accided individe, riight maintenance.	

School		
	Date	

ection 2	Building Exterior	Rating		Comments/Concerns	Estim. Cos
2.4.2	Door accessories (I.e., latches, hardware, screens,	3	1958	Dated but serviceable.	see
	locks, alarms, holders, closers, security devices).		1961	Dated but serviceable.	2.4.1
			1963	Need repairs and or replacement.	
2/3	Exit door hardware (I.e., safety and/or code	1			
2.4.5	concerns).	4		Dated but serviceable.	
	concerns).				
		-			
2.4.4	Windows (I.e., signs of deterioration, rusting	5		Newer aluminum sliders and fixed lights.	
	metal, glass cracks, peeling paint, damaged			News didninal sliders and fixed lights.	
	seals, sealed unit failure).				
2.4.5	Window accessories (I.e., latches, hardware,	4		Roller blinds need cleaning and adjusting.	
	screens, locks, alarms, holders, closers, security				
	devices).				
2.4.6	Building envelope (I.e. signs of heavy condensation	4		No problems noted.	
	on doors and windows).				
Other					
Other					
					#00.00
	Overall Bldg Exterior Condition & Estim Costs	I			\$92,80

School		
	Date	

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.1	Interior Structure		Bldg.		
0.1.1	Interior allocations (Interior at any Interior		Section	Description/Condition	
3.1.1	Interior walls and partitions (I.e., signs of cracks,	4	All	No concerns noted.	
	spalling, paint peeling).				
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No concerns noted.	
Other					
			- File		
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4		Vinyl tile.	
			1961	Vinyl tile, some cracking at entry vestibule base.	
			1963	Vinyl tile.	
			1303	viriyi die.	
3.2.2	Wall materials and finishes.	3	1958	Exterior walls painted block, interior is brick and needs cleaning and protective	\$30,000
				coating.	400,000
			1961	Painted block - repaint.	
				Painted block - repaint.	
3.2.3	Ceiling materials and finishes.	3	1952	12 X 12 ceiling tile. Classrooms serviceable, corridors dirty with exposed conduit	\$85,000
				below.	. ,
			1961	12 X 12 tile with exposed conduit below.	
				Suspended L.I.T. ceilings, dirty and unsightly.	
				, 3, , 3,	
3.2	Materials and Finishes (cont'd)		Bldg.		
			Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	All	Wood doors in H.M. frames. Dated and shabby appearance. Dated hardware	\$37,500
				and mixed. Very few fire rating labels visible.	

School		
	Date	

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
205	Millwork				4.5.55
3.2.3	Millwork	3	All	Library has been redone. Quality of millwork is mixed throughout. Painted wood	\$10,000
				generally in need of repainting.	
3.2.6	Fixed/wall mounted equipment (I.e., writing boards,	4	1958	Adequate.	
	tackboards, display boards, signs).		1961	Dated but serviceable.	
			1963	Dated but serviceable.	
3.2.7	Any other fixed/mounted specially items (I.e., CTS	4	All	Gym equipment good. Boot racks are serviceable but need painting, paint is	
	equipment, gymnasium equipment).			peeling off galvanized material.	
3.2.8	Washroom materials and finishes.	3	All	Serviceable but looks shabby. Could use a facelift and refurbishing. Some tile	\$40,000
				is cracking. Old partitions and millwork.	
Other				Gymnasium - spectraglaze lower walls. Painted block upper walls. Dingy	
				appearance due to low light levels. Non-resilient floor.	
3.3	Health and Safety Concerns Intent is to identify		Bldg.		
	renovations considered necessary to meet applicable codes, primarily due to safety concerns.		Section	Description/Condition	
	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				
3.3.1	a comprehensive code evaluation is required. Building construction type - combustible or non-	4		Concrete block wall, concrete floor slab, roof structure unknown. Non-sprinklered.	
	combustible, sprinklered or non-sprinklered.				
3.3.2	Fire separations (I.e., between buildings, wings,	4		Separations unverified.	
	•	•		•	

School		
	Date	

Section 3	Building Interior - Overall Conditions	Rating	Estim. Cost	
	zones if non-sprinklered).			
3.3.3	Fire resistance rating of materials (l.e., corridor walls and doors).	4	Concrete block corridor walls, doors unlabeled.	
3.3.4	Exiting distances and access to exits.	4	Appear adequate.	
3.3.5	Barrier-free access.	3	Access to main floor only. No barrier-free washrooms. Provide one male and one female barrier-free washroom.	\$30,000
	Availability of hazardous materials audit (l.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	No information.	
	Other health and safety concerns (I.e., evidence of excessive noise conditions, air quality problems).	N/A	None noted.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$232,500

School		
	Date	

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	<u>Description/Condition</u>	
	Fire hydrants and siamese connections.				
	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					

School		
	Date	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg.		
			Section	<u>Description/Condition</u>	
4.3.1	Domestic water supply (i.e., pressure, volume, quality -				
	note whether municipal or well supply).				
4.3.2	Water treatment system(s).				
122	Pumps and valves (including backflow prevention				
4.3.3	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).				
427	Sanitary and storm sewers, including sumps and pits				
4.3.7	(note whether sewage system is municipal or septic).				
	(
Other					

School		
	Date	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	Heating Systems		Bldg.		
			<u>Section</u>	Description/Condition	
4.4.1	Heating capacity and reliability (including backup				
	capacity).				
442	Heating controls (including use of current energy				
4.4.2	management technology.				
	3,				
4.4.3	Fresh air for combustion and condition of the				
	combustion chimney.				
4.4.4	Treatment of water used in heating systems.				
445	Low water cutoff/pressure relief valves and failure				
4.4.0	alarms (i.e., hot water heating).				
4.4.6	Heating air filtration systems and filters.				
	Hand on how 186 and a contract of the second				
4.4.7	Heating humidification systems and components.				

School		
	Date	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	Heating Systems (cont'd)		Bldg.		
			Section	<u>Description/Condition</u>	
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 4 4	Heating mixing boxes, dampers and linkages.				
4.4.11	neating mixing boxes, dampers and linkages.				
1 1 12	Heating distribution/circulation in larger spaces (i.e.,				
7.7.12	user comfort, temperature of outside wall surfaces).				
	,				
4.4.13	Zone/unit heaters and controls.				
Other					

School		
	Date	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	Ventilation Systems		Bldg.		
			Section	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.				
450	Outside air for the occupant load (if possible, reference				
4.3.2	CFM/occupant).				
	, ,				
4.5.3	Air distribution system (if possible, reference number of				
	air changes/hour).				
4.5.4	Exhaust systems capacity and condition.				
455	Company of sutflem from a sinistal as				
4.5.5	Separation of out flow from air intakes.				
4.5.6	Special/dedicated ventilation and/or exhaust systems				
	(i.e., kitchen, labs, CTS areas).				
Other					
4.5	Ventilation Systems (cont'd)		Bldg.		
	, ,		Section	Description/Condition	
	Note: Only complete the following items if there are		_		
	separate ventilation and heating systems.				

School		
	Date	

Section 4	Mechanical Systems	Rating	Comments/Concerns	Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).			
4.5.8	Air filtration systems and filters.			
4.5.9	Humidification system and components.			
4.5.10	Heat exchangers.			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).			
Other				

School		
	Date	

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).				
	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	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or				
	energy management systems.				
	Overall Mech Systems Condition & Estim. Costs				

School		
	Date	

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access,				
	location, components, installation, bus sizes-note				
	whether overhead or underground).				
5.1.2	Site and building exterior lighting (i.e., safety concerns).				
	concerns).				
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).				
Other					
5.2	Life Safety Systems		Bldg. <u>Section</u>	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up				
	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					

School		
	Date	

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.3	Power Supply and Distribution		Bldg.		
			Section	Description/Condition	
5.3.1	Power service surge protection.				
5.3.2	Panels and wireways capacity and condition.				
5.3.3	Emergency generator capacity and condition				
	and/or UPS (if applicable).				
5.3.4	General wiring devices and methods.				
	· ·				
E 2 E	Motor controls.				
5.5.5	iviolor controls.				
Other					

School		
	Date	

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.4	Lighting Systems		Bldg.		
			<u>Section</u>	Description/Condition	
5.4.1	Interior lighting systems and components (I.e.,				
	illuminations levels, conditions, controls).				
5.4.2	Replacement of ballasts (I.e., health and safety				
	concerns).				
5.4.3	Implementation of energy efficiency measures and				
	recommendations.				
011					
Other					

School		
	Date	

	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
	Network and Communication Systems		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (I.e., capacity,				
	reliability, condition).				
5.5.2	Other communication systems (I.e., public address,				
	intercom, CCTV, satellite or cable TV).				
5.5.3	Network cabling (if available, should be category				
	5 or better).				
5.5.4	Network cabling installation (I.e., in conduit,				
	secured to walls or tables).				
5.5.5	Wiring and telecommunications closets (I.e., size,				
	security, ventilation/cooling, capacity for growth).				
5.5.6	Provision for dedicated circuits for network				
	equipment (I.e., hubs, switches, computers).				
Other					

School		
	Date	

	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems		Bldg.		
			Section	Description/Condition	
	Site and building surveillance system (if				
	applicable).				
5.6.2	Intrusion alarms (if applicable).				
	, ,,				
563	Master clock system (if applicable).				
0.0.0	induction clock system (ii applicable).				
0.11					
Other					
	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.				
00					
011					
Other					
	Overall Elect. Systems Condition & Estim Costs				

School		
	Date	

ection 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.	N/A	None	
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			
0.1.10	systems.			
	e, de la come.			
6.1.11	Health and safety concerns (I.e., fire and smoke			
	alarms, fire protection systems, exiting, fire resistance rating of materials).			
6112	Barrier-free access.			
0.1.12	Damer-nee access.			
	Overall Portable Bldgs Condition & Estim Costs			

School		
	Date	

			This Facility			Equiv. New Facility			
Section 7 Space Adequacy No. Size Total Area No. Size		Total Area	Surplus/ Deficiency	Comments/Concerns					
7.1	Classrooms	23	Varies	1718	19	80	1520	198 S	625 capacity - elementary
7.2	Science Rooms/Labs	1		89	2	95	190	101 D	
	Ancillary Areas (I.e., Art, Computer Labs,	1	71.2	160	1	130	400	240 D	
	Drama, Music).	1	88.6		3	90			
7.4	Gymnasium (incl. gym storage)			517	1	430	473	44 S	
					1	43			
7.5	Library/Resource Areas			171	1		260	89 D	
7.0	Administration/Oteff Dhysical Education	-		400				2015	
	Administration/Staff, Physical Education,			193			524	331 D	
	Storage Areas								
7.7	CTS Areas 7.7.1 Business Education								
	7.7.1 Business Education			_			_		
	7.7.2 Home Economics	1							
	7.7.3 Industrial Arts	+							
	7.7.4 Other CTS Programs	1			1				
				_			_		
		1							
7.8	Other Non-Instruction Areas (I.e.	1		2001			1258	743 S	
	circulation, wall area, crush space,								
	wc area)								
					1				
	Overall Space Adequacy Assessment			4849			4625	224 S	

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments
·	

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments
·	

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments

School		
	Date	

Evaluation Component/ Sub-Component	Additional Notes and Comments