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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally in good condition.	\$20,000
2	Building Exterior	General upgrading is required.	\$92,800
3	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 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.	\$418,000
5	Electrical Systems	The electrical systems require minor upgrading.	\$73,000
6	Portable Buildings	N/A	
7	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 (incl. Gross-up)	Surplus of 743 square meters.	
	Overall School Conditions & Estim. Costs	Overall surplus of 224 square meters.	\$836,300

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Good.	
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.	
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).	4	Good condition.	
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. Provide drain in entry well at north end.	\$20,000
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.	4	None noted.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size number, visibility, safety).	4	Drop-off in front of school - separate roadway single access to parking lot.	

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

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	No designated H/C stalls. 19 staff plug-ins.	
1.3.2	Layout and safety of parking lots.	4	Awkward shape.	
1.3.3	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

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	All	No visible problems.	
2.1.2	Wall structure and columns (i.e. signs of bending, cracking, settlement, voids, rust, stains).	4	All	No visible problems.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No visible problems. Only gymnasium O.W.S.J. visible.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (I.e., covering materials, membrane, insulation, other components).	3	1958	Gym - December 1984 roof work done.	
			1963	2 storey - December 1984 roof work done	
			1961	July 1986 work done.	
			1958	June 1987 repairs done.	
			1961	June 1987 repairs done.	
			1958	Repairs done around gym in 1998.	
			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
2.2.2	Roof accessories (I.e. ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	1961	Leaking around all roof penetrations, reported by custodian.	\$18,000
2.2.3	Control of ice and snow falling from roof.	4		Flat roof throughout.	
2.2.4	Skylights (I.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	3		Leaking units have been replaced (3) others will likely fail in time.	\$10,000
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	All	Dated, but appear in good condition. No visible deterioration.	
2.3.2	Fascias, soffits, parapets (I.e., signs of looseness, stains, rust, peeling paint).	3	All	Canopies need repair or replacement. All other areas are functional.	\$6,000
2.3.3	Building envelope (I.e. evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1961	Signs of air exfiltration through upper window panels is evident on inside.	\$15,000
			1958	No concerns.	
			1963	No concerns.	
2.3.4	Interface of roof drainage and ground drainage systems	4	All	No concerns.	
2.3.5	Inside faces of exterior walls (I.e., signs of cracks, water stains, dust spots).	3	1958	No problems evident.	see
			1961	Black streaks on panels over windows.	2.3.3
			1963	No problems evident.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (I.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1958	Serviceable but dated and high maintenance.	\$16,800
			1961	Dated, wood doors and frames, high maintenance.	
			1963	Dated, wood doors and frames, high maintenance.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (I.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1958	Dated but serviceable.	see
			1961	Dated but serviceable.	2.4.1
			1963	Need repairs and or replacement.	
2.4.3	Exit door hardware (I.e., safety and/or code concerns).	4		Dated but serviceable.	
2.4.4	Windows (I.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		Newer aluminum sliders and fixed lights.	
2.4.5	Window accessories (I.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Roller blinds need cleaning and adjusting.	
2.4.6	Building envelope (I.e. signs of heavy condensation on doors and windows).	4		No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$92,800

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	All	No concerns noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No concerns noted.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	1958	Vinyl tile.	
			1961	Vinyl tile, some cracking at entry vestibule base.	
			1963	Vinyl tile.	
3.2.2	Wall materials and finishes.	3	1958	Exterior walls painted block, interior is brick and needs cleaning and protective coating.	\$30,000
			1961	Painted block - repaint.	
			1963	Painted block - repaint.	
3.2.3	Ceiling materials and finishes.	3	1952	12 X 12 ceiling tile. Classrooms serviceable, corridors dirty with exposed conduit below.	\$85,000
			1961	12 X 12 tile with exposed conduit below.	
			1963	Suspended L.I.T. ceilings, dirty and unsightly.	
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 and mixed. Very few fire rating labels visible.	\$37,500

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	3	All	Library has been redone. Quality of millwork is mixed throughout. Painted wood generally in need of repainting.	\$10,000
3.2.6	Fixed/wall mounted equipment (I.e., writing boards, tackboards, display boards, signs).	4	1958	Adequate.	
			1961	Dated but serviceable.	
			1963	Dated but serviceable.	
3.2.7	Any other fixed/mounted specially items (I.e., CTS equipment, gymnasium equipment).	4	All	Gym equipment good. Boot racks are serviceable but need painting, paint is 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 is cracking. Old partitions and millwork.	\$40,000
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 --- <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		Concrete block wall, concrete floor slab, roof structure unknown. Non-sprinklered.	
3.3.2	Fire separations (I.e., between buildings, wings,	4		Separations unverified.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
	zones if non-sprinklered).			
3.3.3	Fire resistance rating of materials (I.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
3.3.6	Availability of hazardous materials audit (I.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	No information.	
3.3.7	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

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).				
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).				
4.1.3	Outside storage tanks.				
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.				
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).				
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).				
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).				
4.3.2	Water treatment system(s).				
4.3.3	Pumps and valves (including backflow prevention valves).				
4.3.4	Piping and fittings.				
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)				
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).				
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).				
Other					

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

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).				
4.4.9	Heating piping, valve and/or duct insulation.				
4.4.10	Heat exchangers.				
4.4.11	Heating mixing boxes, dampers and linkages.				
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).				
4.4.13	Zone/unit heaters and controls.				
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.				
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).				
4.5.3	Air distribution system (if possible, reference number of air changes/hour).				
4.5.4	Exhaust systems capacity and condition.				
4.5.5	Separation of out flow from air intakes.				
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).				
Other					
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>				

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					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).				
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)				
4.6.3	Cooling system controls (including use of current energy management technology).				
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).				
Other					
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.				
	Overall Mech Systems Condition & Estim. Costs				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes-note whether overhead or underground).				
5.1.2	Site and building exterior lighting (i.e., safety concerns). concerns).				
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).				
Other					
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).				
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).				
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).				
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.				
5.3.2	Panels and wireways capacity and condition.				
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).				
5.3.4	General wiring devices and methods.				
5.3.5	Motor controls.				
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	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.				
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).				
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					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	
5.6.1	Site and building surveillance system (if applicable).				
5.6.2	Intrusion alarms (if applicable).				
5.6.3	Master clock system (if applicable).				
Other					
5.7	Elevators/Disabled Lifts (If applicable)				
5.7.1	Elevator/lift size, access and operating features (I.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
	Overall Elect. Systems Condition & Estim Costs				

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>	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 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	23	Varies	1718	19	80	1520	198 S	625 capacity - elementary
7.2	Science Rooms/Labs	1		89	2	95	190	101 D	
7.3	Ancillary Areas (I.e., Art, Computer Labs, Drama, Music).	1	71.2	160	1	130	400	240 D	
		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	
7.6	Administration/Staff, Physical Education, Storage Areas			193			524	331 D	
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-Instruction Areas (I.e. circulation, wall area, crush space, wc area)			2001			1258	743 S	
	Overall Space Adequacy Assessment			4849			4625	224 S	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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