



		1990					Modernize Music classroom.
		1995					Remove central and wall counters in
							room #127 for an ECS classroom.
		1996					Upgrade classroom #132 to a Writing
							Lab.
		1999					Supply and install Security Safe.
<b>Portable Struct.</b>							
<b>(identify whether</b>							
<b>attached/perman.</b>							
<b>or free-standing/</b>							
<b>relocatable)</b>							
<b>List of Reports/</b>							
<b>Supplementary</b>							
<b>Information</b>							

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Generally good. Re-grade around front of building and re-sod.	\$35,000
		Repair asphalt play areas.	
		Repair concrete spalling and sidewalks.	
2	Building Exterior	No problems evident, recently repainted.	\$10,200
3	Building Interior	Replace tiles in suspended ceilings in 1964 and 1967 corridors.	\$135,000
		Paint doors and frames	
		Provide kick plates to all doors.	
		Gymnasium - refinish floor.	
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, is in poor condition, and cannot meet present ventilation code requirements. Therefore, this system will have to be modified to meet present ventilation code requirements. The new hot water heating and ventilation system is recommended to serve the entire school.	\$720,000
5	Electrical Systems	The electrical systems are in good condition but require some expansion and upgrade.	\$45,500
6	Portable Buildings	None	
7	Space Adequacy:	No negative comments regarding functions were provided by the staff or administration.	
	7.1 Classrooms	Deficient 58 square meters.	
	7.2 Science Rooms/Labs	Surplus of 41 square meters.	
	7.3 Ancillary Areas	Deficient 120 square meters.	
	7.4 Gymnasium	Surplus of 112 square meters.	
	7.5 Library/Resource Areas	Deficient 63 square meters.	
	7.6 Administration/Staff Areas	Deficient 169 square meters.	
	7.7 CTS Areas	Surplus of 436 square meters.	
	7.8 Other Non-Instructional Areas (incl. Gross-up)	Surplus of 584 square meters.	
	Overall School Conditions & Estim. Costs	Overall 463 square meters surplus	\$945,700

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	5	Large.	
1.1.2	Outdoor athletic areas.	4	Soccer goals, Play hill.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Adjacent play equipment area good condition.	
			Asphalt tarmac with 3 b-ball hoops, some cracking in the asphalt. Joints should be filled with asphalt.	\$5,000
1.1.4	Site landscaping.	4	No visible problems. 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	Ground has sunken around front (north) perimeter of the building. Fill and re-grade away from the building.	\$10,000
1.1.7	Evidence of sub-soil problems.	4	None evident.	
1.1.8	Safety and security concerns due to site conditions.	N/A	No concerns.	
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	Pedestrian access from the street is via steps to main entry and east and west sides.	
			Access via the adjacent lane is on grade to the 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).	4	No on-site roads.	
1.2.3	Bus lanes/drop off areas (note whether on-site or off-site).	4	Bus drop-off at front sidewalk.	
1.2.4	Fire vehicle access.	4	Yes.	
1.2.5	Signage.	4	Yes.	
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	25 plug-in stalls for staff in parking lot. Visitor parking on streets. No designated H/C stalls.	
1.3.2	Layout and safety of parking lots.	4	Lane access. Parking lot surrounded by plug-in rail.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface to internal drain, recently paved (?).	
1.3.4	Layout and safety of sidewalks.	3	Perimeter concrete walks generally good. Some settlement unevenness and cracking - repairs needed. Some spalling on front steps.	\$5,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3		see 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	2	Barrier-free access from parking lot drop-off but there is a step up to door landing. Front entry is via flight of steps. Ramp required.	\$15,000
Other				
	Overall Site Conditions & Estimated Costs			\$35,000

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		No problems evident.	
2.1.2	Wall structure and columns (I.e. signs of bending, cracking, settlement, voids, rust, stains).	4		No problems evident.	
2.1.3	Roof structure (I.e., signs of bending, cracking, voids, rust, stains).	4		No problems evident.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <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>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>	
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	1964	1 storey - April 1983. B.U.R. Rigid insulation. T & G roof deck.	
			1962	April 1986. Classrooms B.U.R., rigid insulation, concrete roof slab. Gym B.U.R. rigid insulation, T & G cedar deck on glulam beams.	
			1964	April 1986. B.U.R. Rigid insulation. T & G roof deck.	
			1967	2 storey - February 1993. B.U.R. Rigid insulation. T & G fir deck. O.W.S.J.	
			1967	1 storey - February 1993. B.U.R. Rigid insulation. T & G fir deck. O.W.S.J.	
				No problems according to custodian since last set of roofing repairs. No roof access available during site visit. B.U.R. on rigid insulation, on T & G or concrete deck.	
2.2.2	Roof accessories (i.e. ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		See above.	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof - no problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None.	
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		Looks recently painted - concrete block. No signs of deterioration.	
2.3.2	Fascias, soffits, parapets (I.e., signs of looseness, stains, rust, peeling paint).	4		Galvanized flashings look in good condition.	
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 evident.	
2.3.4	Interface of roof drainage and ground drainage systems	4		Roof drains internally.	
2.3.5	Inside faces of exterior walls (I.e., signs of cracks, water stains, dust spots).	4		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	1962	Main entry is wood door and frame, needs repainting. Gym is wood - delaminating veneer with old mixed hardware - replace.	\$10,200
			1964	Wood doors and frames with mixed hardware - replace.	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			1967	H.M doors and frames - repaint.	
2.4.2	Door accessories (I.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3		Mix of hardware - functional but dated in some cases.	see 2.4.1
2.4.3	Exit door hardware (I.e., safety and/or code concerns).	5		No problems evident.	
2.4.4	Windows (I.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Aluminum with integral blinds. No problems evident.	
2.4.5	Window accessories (I.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		No problems evident.	
2.4.6	Building envelope (I.e. signs of heavy condensation on doors and windows).	4		No problems evident but building has recently been repainted, so problems may be masked.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$10,200

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).	5		No problems evident. Concrete block.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No problems evident except some cracking of flooring in stairwells.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	1962	Mix of resilient tile and sheet vinyl - minor repair of some seams required in stairwell and on 2nd floor. Terrazzo on main floor in stairwells.	
			1964	Terrazzo - some cracking and previous repairs noted. Resilient tile - generally good with some mixed tile areas where repairs have been made.	
			1967	Resilient tile generally good, some repairs needed in stairwells.	
3.2.2	Wall materials and finishes.	5	1962	Painted concrete block in all areas in good condition.	
			1964		
			1967		
3.2.3	Ceiling materials and finishes.	3	1962	12 X 12 acoustic tile directly mounted. Some stained from old roof leaks - replace	\$65,000
				Electrical conduit below.	
			1964	Suspended L.I.T. functional but soiled, chipped and mixed pattern, especially in corridors.	
			1967	Suspended 2 X 2 L.I.T. is functional but soiled and mixed patterns in corridors.	
				Classrooms generally OK.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3		All areas in functionally good shape but needs painting. Kick plates would improve maintenance.	\$3,000
				Hardware functional.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4		All areas have painted shelving and cabinets with plastic laminate counter tops. Cosmetic repairs required in some areas.	
3.2.6	Fixed/wall mounted equipment (I.e., writing boards, tackboards, display boards, signs).	4	1962	Functional but dated.	
			1964	Good.	
			1967	Good.	
3.2.7	Any other fixed/mounted specially items (I.e., CTS equipment, gymnasium equipment).	4		Wall climber and b-ball equipment in good shape.	
3.2.8	Washroom materials and finishes.	4	1962	Some painting required on concrete block walls. Floors are ceramic tiles. Some previous repair work is evident.	
			1967	Epoxy floors, cracks evident. Plastic laminate chipped on vanity.	
Other	Gymnasium	3		Refinish hardwood strip stage floor, Refinish resilient wood parquet gym floor. Wood paneled lower walls, painted. Concrete block upper walls, painted. Sound tile glued to one wall. Locker rooms used for storage.	\$12,000
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		Non-combustible, non-sprinklered. Concrete block/heavy timber or O.W.S.J./concrete slab.	
3.3.2	Fire separations (I.e., between buildings, wings,	4		No problems noted.	

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	No problems noted.	
3.3.4	Exiting distances and access to exits.	4	Adequate.	
3.3.5	Barrier-free access.	3	No access to 2nd floor. Step-up to landing at rear door. Not barrier-free at front of building. Ramp would have to be provided. Handicap lift would be required to access 2nd floor.	\$55,000
3.3.6	Availability of hazardous materials audit (I.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	No concerns noted.	
3.3.7	Other health and safety concerns (I.e., evidence of excessive noise conditions, air quality problems).	4	No concerns noted.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$135,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	<b>Mechanical Site Services</b>				
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	<b>Fire Suppression Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
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	<b>Cooling Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	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	<b>Building Control Systems</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
	4.7.1 Building wide/system wide control systems and/or energy management systems.				
	<b>Overall Mech Systems Condition &amp; Estim. Costs</b>				

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.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	18	varies	1462	19	80	1520	58 D	
7.2	Science Rooms/Labs			231	2	95	190	41 S	
7.3	Ancillary Areas (I.e., Art, Computer Labs, Drama, Music).	3		280	1	130	400	120 D	
					3	90			
7.4	Gymnasium (incl. gym storage)			585	1	430	473	112 S	
					1	43			
7.5	Library/Resource Areas			197	1		260	63 D	
7.6	Administration/Staff, Physical Education, Storage Areas			355			524	169 D	
7.7	CTS Areas								
	7.7.1 Business Education			—			—		
	7.7.2 Home Economics			131			—	131 S	
	7.7.3 Industrial Arts			305			—	305 S	
	7.7.4 Other CTS Programs			—			—	—	
7.8	Other Non-Instruction Areas (I.e. circulation, wall area, crush space, wc area)			1842			1258	584 S	
	<b>Overall Space Adequacy Assessment</b>			5388			4625	763 S	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments



Evaluation Component/ Sub-Component	Additional Notes and Comments