

		1993		100 sq. m.			Upgrade Gym storage facilities to E.C.S.B. standards.
		1993		100 sq. m.			Upgrade general storage areas and provide shelving.
		1994		20 sq.m.			Build storage facilities for AV Storage room.
		1995		60 sq.m.			Renovate Computer room, upgrade electrical services, counters and printer cabinets.
		1996		213 sq.m.			Upgrade boot rooms and Learning Ctr.
		1998					Provide acoustic stage panels at gym opening.
		1999		460 sq.m.			Upgrade ventilation system in stage area. Supply and install Security system.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)		1			Free-standing.		
List of Reports/ Supplementary Information							

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Minor maintenance and upgrading required.	\$45,000
2	Building Exterior	The roof was not accessible but the age of the roof suggests further investigations be carried out.	\$10,000
3	Building Interior	Upgrading of finishes is required. A new stairwell is required.	\$265,500
4	Mechanical Systems	The existing Mechanical system consists of hot water heating system and ventilation. The entire Mechanical system is in good condition and will require only routing maintenance over the next 5-10 years.	0
5	Electrical Systems	The electrical systems are in good condition.	\$92,500
6	Portable Buildings	Are in good condition.	\$3,000
7	Space Adequacy:	No negative comments regarding functions were provided by the staff or administration.	
	7.1 Classrooms	Surplus of 108 square meters.	
	7.2 Science Rooms/Labs	Deficient 8 square meters.	
	7.3 Ancillary Areas	Deficient 47 square meters.	
	7.4 Gymnasium	Surplus of 161 square meters.	
	7.5 Library/Resource Areas	Deficient 53 square meters.	
	7.6 Administration/Staff Areas	Deficient 206 square meters.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. Gross-up)	Surplus of 619 square meters.	
	Overall School Conditions & Estim. Costs	Overall surplus of 574 square meters.	\$416,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Appears adequate. Soccer and baseball.	
1.1.2	Outdoor athletic areas.	2	Asphalt tarmac is limited and breaking up.	\$10,000
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	New equipment in adjacent playground.	
1.1.4	Site landscaping.	4	Generally 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	Poor drainage along north face grade slopes to building. Provide fill and re-grade.	\$5,000
1.1.7	Evidence of sub-soil problems.	4	None noted.	
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	No vehicle drop-off area on site, curb drop-off. H/C curb in front. Bus stops in front. Crosswalk in front. One parking lot with single access.	

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 road network.	
1.2.3	Bus lanes/drop off areas (note whether on-site or off-site).	4	Curb side bus loading zone.	
1.2.4	Fire vehicle access.	4	Yes.	
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	18 plug-in stalls designated for staff. 10 non-designated stalls.	
1.3.2	Layout and safety of parking lots.	4	One parking lot to west, single access.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel, upgrade to asphalt.	\$15,000
1.3.4	Layout and safety of sidewalks.	2	City sidewalks generally good. Concrete/asphalt walk along north side is breaking up and sloping towards building.	\$5,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	As above.	Costs in 1.3.4
1.3.6	Curb cuts and ramps for barrier free access.	2	Three steps to front entry, 2nd floor not accessible. Ramps required.	\$10,000
Other				
	Overall Site Conditions & Estimated Costs			\$45,000

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 concerns noted.	
2.1.2	Wall structure and columns (i.e. signs of bending, cracking, settlement, voids, rust, stains).	4	All	No concerns noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No concerns noted.	
Other					

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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		No concerns noted.	
2.3.2	Fascias, soffits, parapets (I.e., signs of looseness, stains, rust, peeling paint).	4		No concerns noted.	
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 concerns noted.	
2.3.4	Interface of roof drainage and ground drainage systems	4		No concerns note.	
2.3.5	Inside faces of exterior walls (I.e., signs of cracks, water stains, dust spots).	FI		Gymnasium - cracks in plaster and block at each pilaster on exterior wall, not recent. No problems noted elsewhere. Further investigation required.	
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		Old with mixed hardware, should be replaced for consistency.	\$10,000

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		As above.	See 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Functional except as noted above.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	5		Windows look relatively new. Aluminum fixed and sliders.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	5		No concerns noted.	
2.4.6	Building envelope (i.e. signs of heavy condensation on doors and windows).	4		No concerns noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$10,000

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).	3	1958	Painted concrete block areas are generally good.	
			1956	Painted paneling/plaster walls above - no problems noted. Replace with drywall partitions.	\$5,000
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		No major problems noted.	
Other		3		Some minor cracking noted in east stairwell terrazzo at base and perimeter. Repair recommended with epoxy grout.	\$5,000
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1956	Sheet vinyl in classrooms and corridor - good.	\$49,000
			1956	Carpet in administration offices - good, needs cleaning.	
			1958	Vinyl tile throughout is serviceable but mixed in some areas due to patching.	
			1956	Gymnasium has old parquet looking flooring with thick coating of urethane which is popping off. Replace with hardwood.	
3.2.2	Wall materials and finishes.	3	1956	Painted paneling below painted plaster. Need further investigation for fire ratings.	see
			1956	Administration area has demountable partitions.	3.1.1
			1958	Painted concrete block with lower portion skim-coat plaster.	
			1958	Gymnasium is painted block with skim-coat plaster on lower portion.	
3.2.3	Ceiling materials and finishes.	3	1956	Sprayed on fire proofing or acoustic material.	\$28,000
			1956	Admin. Area has a mix of suspended ceiling tiles - replace ceiling.	
			1958	12 X 12 tile glued to underlay - some delamination - provide L.I.T. ceiling	
			1958	Gymnasium - 12 X 12 tile glued to ceiling.	
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	3	1956	Mixed wood frames and hollow metal frames, need painting. Hardware is serviceable but out of date.	\$20,000
			1958	Hollow metal frames, wood doors, some door skins are chipped and delaminating.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
				Hardware is serviceable but dated.	
3.2.5	Millwork	4		Generally serviceable throughout.	
3.2.6	Fixed/wall mounted equipment (I.e., writing boards, tackboards, display boards, signs).	4		Generally serviceable throughout.	
3.2.7	Any other fixed/mounted specially items (I.e., CTS equipment, gymnasium equipment).	4		No problems noted.	
3.2.8	Washroom materials and finishes.	2		Boys washroom floor has cracks and spalls in the terrazzo. Ceramic tile is dated.	\$72,500
				Upgrade washrooms and make barrier free.	
				Unused washrooms used for storage and janitors but not converted, still have fixtures and partitions, convert to new use.	
Other					
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	1956	Concrete block walls, reinforced concrete slab roof and floor.	
			1958	Non-combustible concrete block walls, concrete floor, and O.W.S.J./ steel deck	
				roof, non-sprinklered.	
3.3.2	Fire separations (I.e., between buildings, wings,	4		Adequate.	

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).	3	1956	Questionable - no fire separations evident at corridor.	\$20,000
			1958	Good.	
3.3.4	Exiting distances and access to exits.	3	1958	North/east stairwell is exit only and cannot be used for internal circulation.	\$24,000
				New stairwell required.	
3.3.5	Barrier-free access.	2	All	Second floor not accessible by handicapped. Handicap lift.	\$40,000
3.3.6	Availability of hazardous materials audit (I.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI			
3.3.7	Other health and safety concerns (I.e., evidence of excessive noise conditions, air quality problems).	2		Stair guard rails too low at landings.	\$2,000
Other				Code evaluation should be conducted by local authority.	
	Overall Bldg Interior Condition & Estim Costs				\$265,500

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>		Portable appears to be relatively new construction and in good condition.	
6.1.1	Foundation and structure (I.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No concerns noted.	
6.1.2	Roof materials and components (I.e., signs of deterioration, leaks, ice build-up).	4	No concerns noted.	
6.1.3	Exterior wall finishes (I.e., signs of deterioration, cracks, water stains).	4	No concerns noted.	
6.1.4	Doors and windows (I.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No concerns noted.	
6.1.5	Interior finishes (I.e., floors, walls, ceiling).	4	No concerns noted.	
6.1.6	Millwork (I.e., counters, shelving, vanities, cabinets).	4	No concerns noted.	
6.1.7	Fixed/wall mounted equipment (I.e., writing boards, tackboards, display boards, signs).	4	No concerns noted.	
6.1.8	Heating system.	4	Satisfactory	
6.1.9	Ventilation system.	4	Satisfactory	
6.1.10	Electrical, communication and data network systems.	4	Portable classrooms are equipped with fluorescent wrap fixtures controlled by line voltage switching. Duplex receptacles are minimal. All systems are extended to portable classrooms. Electrical, communication and data network systems to be replaced with a permanent structure.	
6.1.11	Health and safety concerns (I.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns noted.	
6.1.12	Barrier-free access.	2	None - steps only.	\$3,000
	Overall Portable Bldgs Condition & Estim Costs			\$3,000

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10	varies	748	8	80	640	108 S	
7.2	Science Rooms/Labs	1	87	87	1	95	95	8 D	
7.3	Ancillary Areas (I.e., Art, Computer Labs, Drama, Music).			263	1	130	310	47 D	
					2	90			
7.4	Gymnasium (incl. gym storage)			436			275	161 S	
7.5	Library/Resource Areas			87			140	53 D	
7.6	Administration/Staff, Physical Education, Storage Areas			142			348	206 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)			1267			648	619 S	
	Overall Space Adequacy Assessment			3030			2456	574 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

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