	School Name:	Hillhurst Community School				School Code:	9218
	Location:	1418 - 7th Ave. NW				Facility Code:	1481
	Region:	North				Superintendent:	Dr. Donna Michaels
	Jurisdiction:	Calgary				Contact Person:	Leanne Soligo
						Telephone:	241-1121
	Grades:	K-6				School Capacity:	250

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
Original Building	1912		3130.10	Sandstone clad building with block backup, concrete slabs floors and wood overlays, wood roof joists with flat and sloped roofs	Newer low pressure steam boiler with original central ventilation system.	
Additions/ Expansions	1964		284.30	Masonry construction with brick skin, OWSJ and steel deck flat roof	Heat supplied from above, with separate air handling unit.	
	Total		3414.40			

						Evaluator's Name:	Bob Passmore, M.A.A.A.
						& Company:	Building Science Specialists Ltd.

Upgrading/ Modernization (identify whether minor or major)						
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
List of Reports/ Supplementary Information	CBE Facility Asbestos Database, February 23, 1999					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	- Relocate sandbox - Resurface parking lot - provide landing at NW door. - provide new fencing on south side and handicapped curb cut.		$12,300
2	**Building Exterior**	- paint exterior doors		$189,000
3	**Building Interior**	- repair concrete floors in basement and replace open metal landings and stairs to boiler room. - renovations to accommodate ventilation revisions - replace washroom partitions - provide handicapped elevator and handicapped washrooms - make gym exit door operational again - repair fire separations - replace gymnasium floor		$322,500
4	**Mechanical Systems**	- provide new hoses and hose cabinets - provide backflow prevention to domestic water service and replace toilet fixtures - provide ventilation relief air - replace heaiting piping and radiators, insulate heating piping - provide new central ventilation system including humidification - modify exhaust system		$265,200
5	**Electrical Systems**	- install additional exterior lighting - install additional parking plugs - install new fire alarm system and exit lights connected to emergency power - provide additional panel boards and new electrical outlets - relamp fixtures throughout		$115,500
6	**Portable Buildings**	- NA		$0.00
7	**Space Adequacy:**			
	7.1 Classrooms	- Slightly excessive	484.6	
	7.2 Science Rooms/Labs	- Deficient	10.9	
	7.3 Ancillary Areas		-237.2	
	7.4 Gymnasium	- Deficient	-20.5	
	7.5 Library/Resource Areas	- Deficient	111.1	
	7.6 Administration/Staff Areas	- Slightly excessive	-187.6	
	7.7 CTS Areas			
	7.8 Other Non-Instructional Areas (incl. gross up)	- Slightly excessive	1067.1	
	Overall School Conditions & Estim. Costs		1228.4	$904,500

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	**General Site Condions**			
1.1.1	Overall site size.	4	1.26 hectares	
1.1.2	Outdoor athletic areas.	4	Two ball diamonds with soccer pitch through on west side. One dimaond and one soccer pitch to east side, with one basketball hoop.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Older creative play area, on east side. Site is largley grassed, with some sandboxes near the building. One is located below the air intake for the gymnasium ventilation equipment and must be relocated.	$1,000
1.1.4	Site landscaping.	4	Mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Perimeter chain link fence to complete site, except at face of building on south face. Fence to sidewalks at front entry should be replaced.	$800
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site is fairly falt, with drainage away from building to all sides, except for parking to north. See 1.2.2 below.	
1.1.7	Evidence of sub-soil problems.	4	There is some minor slab subsidence along the west side of the building. See 1.1.8 below.	
1.1.8	Safety and security concerns due to site conditions.	1	Landing at NW entry is only 12 inches deep. Enlarge landing and replace one section of concrete walk on west side.	$1,500
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	**Access/Drop-Off Areas/Roadways/Bus Lanes**			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	N/A	city streets	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Teacher/visitor parking to north is paved. Lot to be resurfaced to slope away from building and to seal cracks.	$6,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	N/A	City streets	
1.2.4	Fire vehicle access.	4	City streets on four sides, only north and south provide close access. NE corner of parking lot is fire access to east side of site.	
1.2.5	Signage.	4	Signage only on south face of building.	
Other				
1.3	**Parking Lots and Sidewalks**			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	3	16 stalls, no designated handicapped stall or handicapped access to school from parking lot. Provide handicapped access as part of 3.3.5.	
1.3.2	Layout and safety of parking lots.	4	Fenced from play area.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt area sloped to catch basin	
1.3.4	Layout and safety of sidewalks.	4	Sidewalks from east-side street approach the main entry (NE corner) and south end of east wing. Other walkways are city sidewalks.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Asphalt approaches and concrete along building	
1.3.6	Curb cuts and ramps for barrier free access.	3	There are no curb cuts or ramps for barrier free access. Provide curb cut. See Section three for further handicapped upgrades.	$3,000
Other				
	Overall Site Conditions & Estimated Costs			$12,300

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	1912	No problems noted.	
		4	1964	No problems noted.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	FI	1912	Cracking noted in exterior of west wall. Structural tie back was noted in third floor classroom	
		4	1964	No problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1912 - 1964	No evidence of problems	
Other					
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.***			**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).	FI	1912 - 1964	No report available, roof is BUR.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	FI	1912 - 1964	Roof flashing require further review and possible replacement.	
2.2.3	Control of ice and snow falling from roof.	5	1912 - 1964	Roofs slope to inside and drain internally.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	n/a	1912 - 1964		
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, efflorescence, water stains).	4	1912 - 1964	Crack noted in west wall, see 2.1.2 above	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1912 - 1964	No problems 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	1912 - 1964	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1912 - 1964	Roof drains internally to municipal system.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1912 - 1964	No problems noted.	
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	1912 - 1964	Doors and hardware are original to building. Replace to match existing.	$25,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1912 - 1964	No evidence of problems, hardware appears to be original. Replace see 2.4.1.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1912 - 1964	Hardware functions as required. Replace see 2.4.1.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1912 - 1964	Windows are original to building, single glazed, with storms. Some panes are cracked. All operable window locations are single glazed only, hopper type units with screens and security screening. Replace all original windows with new double glazed, sealed units, to match existing.	$164,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1912 - 1964	See 2.4.4.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1912 - 1964	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				$189,000

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).	4	1912 - 1964	Walls are wood frame with plaster finish in class wings. Core is painted concrete block or wood frame with plaster finish. No problems noted.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1912	Cracking of basement floor slab is noticeable. Slab in boiler roof is uneven and a trip hazard. Condensate line in mixed air plenum room is surface mounted and a hazard. Floor drain extends above floor. Replace floors. Replace open metal stairs to boiler room	$8,000
		4	1964	No problems noted.	
Other	Mechanical renovation allowance.	3	1912 - 1964	Cash Allowance of $30,000 for cutting and patching of walls and floors for new ventilation system	$30,000
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1912	Floor finishes are a combination of old and new sheet linoleum, VT and carpet. Parquet wood floor in Gymnasium. Staff areas are carpeted. Ceramic tile floors in children's washrooms. Cracking noted in terrazzo and ceramic tile floors, but are maintainable.	
		3	1964	Gymnasium floor is parquets wood, in poor shape, lifting in some areas replace	$43,000
		FI	1912	Stair landings are cracking and breaking up the VT finish.	
3.2.2	Wall materials and finishes.	4	1912	Bearing masonry, with plaster finish and wood paneling	
		4	1964	Painted concrete block	
3.2.3	Ceiling materials and finishes.	4	1912 - 1964	Ceilings in classroom are suspended T-bar. Lower level ceilings are exposed structure. Gymnasium is exposed OWSJ and metal deck.	
3.2.4	Interior doors and hardware.	4	1912 - 1964	Doors are wood throughout, except for new metal doors at top of stairs to third floor fire separations. All appear to be original. except as noted. Condition is good.E26	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	**Materials and Finishes (cont'd)**		**Bldg. Section**	**Description/Condition**	
3.2.5	Millwork	4	1912 - 1964	Millwork is original, except for office and staffroom which have been upgraded	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1912 - 1964	Tackboards, chalkboards and whiteboards are in good condition.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1912 - 1964	Gymnasium has fold out climbing wall and stage.	
3.2.8	Washroom materials and finishes.	3	1912 - 1964	Sinks are wall hung, in good condition, partitions need to be replaced.	$10,500
Other		3		Cash Allowance for repair to architectural finishes for electrical & mechanical upgrades.	$30,000
3.3	**Health and Safety Concerns --- *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.***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1912	Combination of combustible and non-combustible construction, . Building is not sprinklered	
		4	1964	Noncombustible, not sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	FI	1912 - 1964	Fire separations have been compromised by upgrades without repairs to the separations. Lower floor mixing plenum room has wood separations.2 hour fire separations exist between class wings and core. Storage room in basement requires repairs to ceiling fire separation.	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	**Description/Condition**	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Doors are wood, not rated.. Walls are bearing masonry.	
3.3.4	Exiting distances and access to exits.	FI	1912	Exterior fire exits from second floor, landings are not even with building, dropped approximately 1 inch. Extremely unsafe. Are these necessary?	
		2	1964	One exit door has been sealed off. Make operational again	$1,000
3.3.5	Barrier-free access.	2		Facility is not handicapped accessible. Elevator and barrier free washrooms required.	$200,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		CBE Facility Asbestos database indicates the presence of asbestos in elbows on heating pipesand in foil backed paper in the incandescent fixtures. This must be a consideration as renovations are contemplated.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		No evidence of other problems	
Other					
	Overall Bldg Interior Condition & Estim Costs				$322,500

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.1	**Mechanical Site Services**		Bldg. Section	Description/Condition	
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	1912 to 1964	The parking lot on the north side has a catch basin that is tied into the city storm drain.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1912 to 1964	A hose bibb is provided on the south side of the main building.	
4.1.3	Outside storage tanks.	NA		None	
Other					
4.2	**Fire Suppression Systems**		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	NA		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	3	1912 to 1964	The building has a hose and standpipe system with a standpipe and a hose reel on each floor including the third floor. Most of the hoses appear to be in a dirty and questionable condition. Hose cabinets and new hoses should be provided.	$2,800
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1912 to 1964	Pressurized water or type ABC dry chemical extinguishers are located next to each hose cabinet, in the electrical service area, third floor and community room.. A carbon dioxide and a dry chemical extinguisher is provided in the boiler room.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1912 to 1964	The science room has a type ABC dry chemical extinguisher.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.3	**Water Supply and Plumbing Systems**			Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	4	1912 to 1964	The water service is a 4" iron line with a master valve. Pressure, volume and quality is good.	
4.3.2	Water treatment system(s).	NA		None	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1912 to 1964	There is no backflow protection on the domestic water line. The fire line has backflow protection. Provide domestic water backflow protection.	$3,000
4.3.4	Piping and fittings.	4	1912 to 1964	Water piping is copper tubing with soldered joints.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1912 to 1964	Water closets are floor mtd, std. flush valve type. Some are new elong. type and some have flush tanks . Urinals are stall type with flush tanks. Ctp. sinks are stainless steel. Drinking fountains are 1 bubbler wall hung. Janitors sinks are floor standing laundry tubs. Condition is fair. Many fixtures should be replaced.	$12,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	1912 to 1964	A tank type gas fired water heater is located in the boiler room. A small in-line recirculating pump is provided. Both are relatively new.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1912 to 1964	Sanitary and storm sewer piping is hub and spigot cast iron connected to the city sewers. A sediment pit type floor drain is provided in the boiler room.	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems**		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	5	1947	A new low pressure steam boiler with an output of 3,600 MBH is provided.	
4.4.2	Heating controls (including use of current energy management technology.	4	1912 to 1964	The heating system uses a pneumatic control system. No energy management except an unoccupied hour temperature setback is used.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1912 to 1964	An insulated combustion air duct from a wall louver drops into a sheet metal well. There is no ventilation relief as required by the gas code. Provide ventilation relief.	$1,000
4.4.4	Treatment of water used in heating systems.	4	1912 to 1964	Chemicals are added to the condensate tank by a chemical injector.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	5	1912 to 1964	The boiler has low water feeder and cut-off. A pressure relief valve is provided.	
4.4.6	Heating air filtration systems and filters.	NA		None.	
4.4.7	Heating humidification systems and components.	NA		None.	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	**Heating Systems (cont'd)**		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1912 to 1964	A two pipe low pressure steam system is provided. Heating piping is old wrought iron or steel. Heating terminals are ceiling mounted cast iron radiators on the lower floor and wall fin on the upper floors and in the gym. Vestibules and the boiler room use unit heaters. Original piping and radiators should be replaced.	$75,000
4.4.9	Heating piping, valve and/or duct insulation.	3	1912 to 1964	The boiler room has new canvas covered fiberglass insulation on the piping. Most of the rest of the piping is not insulated. The new piping system should be insulated. (see 4.4.8)	$10,000
4.4.10	Heat exchangers.	NA		None	
4.4.11	Heating mixing boxes, dampers and linkages.	NA		None	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1912 to 1964	Heating is not provided in the water service room. Many of the basement rooms are not comfortable and heating should be revised. The third floor has inadequate heating. Exterior walls are generally cold. Included in 4.4.8	
4.4.13	Zone/unit heaters and controls.	4	1912 to 1964	Thermostats cycle the fans on the unit heaters.	
Other	Condensate tank and pump	4	1912 to 1964	The tank appears to have been fabricated. It and the pump appear small for the size of the boiler.	

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.	3	1912	An old built-up central ventilation system is provided. A very large fan is used to deliver tempered air to all the floors. Return air is mixed with fresh air. Relief venting to the roof is used. The unit uses a cast iron preheat and reheat coil. The reheat has been shut off. This is an old and inefficient system. It should be replaced.	$150,000
		3	1964	A packaged ventilation unit with heating coil and fixed fresh air and return air is used. A control valve is not used to control supply air temperatures. Mixing dampers and more efficient controls should be provided.	$5,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	1`912 to 1964	The central ventilation unit uses 100% fresh air The gymnasium unit uses approximately 50% fresh air. Quantities appear good. CFM/occupant is not known.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1912	The central ventilation unit supplies tempered air through dedicated ducts with volume dampers leaving the supply air plenum and running to a single wall grille in each room serviced. Air changes per hour are not known. A return air system is not provided. Included in 4.5.1	
		3	1964	The gymnasium unit delivers tempered air through floor grilles and returns it through wall grilles. Air changes per hour are not known. Included in 4.5.1.	
4.5.4	Exhaust systems capacity and condition.	3	1912 to 1964	The building has a large relief air system for exhaust. Boy's and girl's washrooms use hopper ducts connected directly to wall exhausters. Small washrooms appear to use gravity vents. Exhaust volumes are adequate. The small washrooms require exhaust fans. One wall exhauster discharges into an enclosed ramp with a relief grille. The systems should be modified.	$2,000
4.5.5	Separation of out flow from air intakes.	3	1912 to 1964	Separation is good. The gym. system uses a wall louver over a sandbox and sand enters the system. The sand box should be relocated.	$1,000
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	NA		None	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	**Ventilation Systems (cont'd)**		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1912 to 1964	The central system uses a discharge t'stat to control motorized steam valves. The gym system does not have a motorized valve or a discharge duct t'stat to control the supply temperature. Provide new central system and proper controls on gym. unit. Included in 4.5.1	
4.5.8	Air filtration systems and filters.	3	1912	Filters are placed in front of the outdoor intake and in front of each of the several supply ducts off the supply plenum. Included in 4.5.1	
		4	1964	The gym. ventilation unit has a filter section with relacable media filters.	
4.5.9	Humidification system and components.	3	1912	None provided. A humidification system should be provided for the new central ventilation unit.	$3,000
4.5.10	Heat exchangers.	NA		None	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1912	See 4.5.3	
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.6	**Cooling Systems**		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	NA		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	NA		Not applicable	
4.6.3	Cooling system controls (including use of current energy management technology).	NA		Not applicable	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	NA		None	
Other					
4.7	**Building Control Systems**		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	3	1912 to 1964	A chronotherm lowers temperatures during unoccupied hours. The system is not working correctly and should be repaired. Reglaze as part of 4.4.8.	$400
	Overall Mech Systems Condition & Estim. Costs				$265,200

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	**Site Services**		Bldg. Section	Description/Condition	
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4	1912 to 1964	Service is brought overhead from utility lines to two meters and two fused main switches. The single phase service is rated at 200 amperes, 120/240v. Demand is at 870 va.The second meter is 3 phase rated at 100 amperes, 120/208v.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	1912 to 1964	The parking lot on the north side has no lighting. Entrance canopy lights are provided on the north side. A bare bulb is povided under a canopy on the south side. Provide HID lighting on all sides and for the parking lot.	$6,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	1912 to 1964	Four duplex plug-ins are provided for 18 spaces.	$2,000
Other					
5.2	**Life Safety Systems**		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	1912 to 1964	A 15 ampere circuit breaker supplies fire alarm devices in all areas. No back-up or trouble supervision is provided. A new sytem is required.	$12,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	1912 to 1964	The building has battery packs supplying attached and remote heads in all areas.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	1912 to 1964	Illuminated exit signs are provide at floor, gym. and building exits. The signs are old and do not emergency power. They should all be replaced and connect them to the emergency battery packs.	$3,000
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.3	**Power Supply and Distribution**		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	4	1912 to 1964	Only the computer system has surge protection.	
5.3.2	Panels and wireways capacity and condition.	3	1912 to 1964	Panelboards are generally old and have few spaces. Some are relatively new and have several spaces. Additional capacity is required.	$2,000
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	NA		None	
5.3.4	General wiring devices and methods.	3	1947 to 1962	Grounded receptacles are provided. Devices are generally in good condition. New devices are required in many locations	$1,500
5.3.5	Motor controls.	4	1912 to 1964	Most large motors have magnetic starters. Small motors have thermal switches.	
Other					
5.4	**Lighting Systems**		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	3	1912 to 1964	Most areas of the building use fluorescent fixtures. Incandescent fixture are used in vestibules and the third floor stairs. Light levels are as follows: boiler room - 216 lux, water service room - 108 lux, ramp - no lights, boys washroom - 162 lux, boys mudroom - 194 lux, stairway - 194 lux, gymnasium - 216 lux, ECS classroom - 538 lux, electrical and ventilation room - 54 to 108 lux, science room - 432 lux, library - 324 lux, corridor - 216 lux, community room - 324 lux, work room - 270 lux, classroom #5 - 216 lux, general office - 324 lux, Typical classroom - 162 to 270 lux, third floor room - 108 lux. Many rooms have been delamped and light levels should be restored. The third floor needs many more light fixtures to be used as a classroom. See 5.4.3.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	1912 to 1964	Fluorescent fixtures probably have ballasts with PCBs. See 5.4.3.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3	1912 to 1964	Fluorescent fixtures have 34 watt lamps. A program of de-lamping fixtures has occurred.. Replace all fluorescent fixtures with T-8 equipped fixtures	$89,000
Other					

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.5	**Network and Communication Systems**		Bldg. Section	Description/Condition	
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	1912 to 1964	The telephone system service is new. Capacity is good and the system is reliable.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5	1912 to 1964	A telephone intercom system is installed throughout the school. A public address controller is located in the office workroom. Speakers are provided throughout the school. No cable TV system is provided.	
5.5.3	Network cabling (if available, should be category 5 or better).	5	1912 to 1964	A new computer system with internet access and outlets in all parts of the school has been recently installed.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5	1912 to 1964	Cabling is in conduit. It is concealed where possible.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1912 to 1964	The telephone service is in the electrical area and is well ventilated. The computer hub is in a science storage room and is overheated by an uncontrolled radiator. The radiator should be replaced and controls provided. Included in 4.4.8	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	5	1912 to 1964	Dedicated circuits are provided for the computer hub. Computers are on general circuits.	
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).	NA		None	
5.6.2	Intrusion alarms (if applicable).	4	1912 to 1964	A security system with motion detectors is installed in the building. A central station connection monitors the building during unoccupied hours.	
5.6.3	Master clock system (if applicable).	NA		None	
Other					
5.7	**Elevators/Disabled Lifts (If applicable)**		Bldg. Section	Description/Condition	
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	NA		None	
5.7.2	Condition of elevators/lifts.	NA		Not applicable.	
5.7.3	Lighting and ventilation of elevators/lifts.	NA		Not applicable.	
Other					
	Overall Elect. Systems Condition & Estim Costs				$115,500

Section 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).	**N/A**	**None**	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	**N/A**	**None**	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	**N/A**	**None**	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	**N/A**	**None**	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	**N/A**	**None**	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	**N/A**	**None**	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	**N/A**	**None**	
6.1.8	Heating system.	**N/A**	**None**	
6.1.9	Ventilation system.	**N/A**	**None**	
6.1.10	Electrical, communication and data network systems.	**N/A**	**None**	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	**N/A**	**None**	
6.1.12	Barrier-free access.	**N/A**	**None**	
	Overall Portable Bldgs Condition & Estim Costs			$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	9		964.6	6	80	480	484.6	
			83.6						
			90.1						
			140.6						
			232.3						
7.2	Science Rooms/Labs	1		105.9	1	95	95	10.9	
	Science Rooms		83.6						
	Storage		22.3						
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	72.8	72.8	1 2	130 90	310	-237.2	
7.4	Gymnasium (incl. gym storage)			254.5			275	-20.5	
7.5	Library/Resource Areas		231.1	231.1			120	111.1	
7.6	Administration/Staff, Physical Education, Storage Areas			154.4			342	-187.6	
	Sub-Total			1783.3			1622	161.3	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1631.1			564	1067.1	Washrooms and boiler room/fan room very large for usage
	Overall Space Adequacy Assessment	11		3414.4	10		2186	1228.4	

Evaluation Component/ Sub-Component	Additional Notes and Comments

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