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

School Facility Evaluation Project
Part I - Facility Profile and Summary

| | Evaluation Components | Summary Assessment | | Estim. Cost |
|---|---|---|--------|-------------|
| 1 | Site Conditions | - no work contemplated at this time. | | \$0 |
| 2 | Building Exterior | - replace glazing in skylight at front entry | | \$8,000 |
| 3 | Building Interior | - replace toilet partitions - repair fire separation | | \$8,000 |
| 4 | Mechanical Systems | - provide hose and standpipe system - provide backflow prevention to domestic and fire water lines - replace two hot water heaters & recirculators - replace controls compressor - provide relief air - upgrading required to HVAC units - replace exhaust fans - air balancing required in administration | | \$96,200 |
| 5 | Electrical Systems | - provide audio/visual alarms to fire alarm system - upgrade lighting to T-8's | | \$85,000 |
| 6 | Portable Buildings | - replace carpets in classes and corridors - upgrade fixtures to T-8's | | \$52,000 |
| 7 | Space Adequacy: | | | |
| | 7.1 Classrooms | - Deficient | -47.8 | |
| | 7.2 Science Rooms/Labs | - Deficient | -61.05 | |
| | 7.3 Ancillary Areas | - Slightly excessive | 85 | |
| | 7.4 Gymnasium | - Slightly excessive | 21.8 | |
| | 7.5 Library/Resource Areas | - Deficient | 52.9 | |
| | 7.6 Administration/Staff Areas | - Deficient | -230.4 | |
| | 7.7 CTS Areas | | | |
| | 7.8 Other Non-Instructional Areas (incl. gross-up) | - Slightly excessive | 100.25 | |
| | Overall School Conditions & Estim. Costs | | -79.3 | \$249,200 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| Section 1 | Site Conditions | Rating | Comments/Concerns | Estim. Cost |
|-----------|---|--------|--|-------------|
| 1.1 | General Site Conditions | | | |
| 1.1.1 | Overall site size. | 5 | 3.6 hectares | |
| 1.1.2 | Outdoor athletic areas. | 5 | Two small soccer pitches and one large, community ball diamond to south. | |
| 1.1.3 | Outdoor playground areas, including condition of equipment and base. | 5 | New creative play area, to south east on gravel. 10 tetherball poles and four basketball hoops on pavement. | |
| 1.1.4 | Site landscaping. | 5 | Maturing | |
| 1.1.5 | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4 | Perimeter fenced to west side is wood post and cable. Play ground on west is fenced with chain link from road to north. South is open to community playing fields. East side is fenced from alley. | |
| 1.1.6 | Surface drainage conditions (i.e., drains away from building, signs of ponding). | 4 | Site is well drained, no sign of ponding. | |
| 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. | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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). | 4 | Sidewalk approaches main entry and one sidewalk approaches west end of school. Bus and public drop off is on street to north. No problems noted. | |
| 1.2.2 | Surfacing of on-site road network (note whether asphalt or gravel). | 4 | Teacher/visitor parking to east is paved. | |
| 1.2.3 | Bus lanes/drop-off areas (note whether on-site or off-site). | N/A | On city street to north | |
| 1.2.4 | Fire vehicle access. | 4 | Fire access is through the parking lot onto graveled play area. | |
| 1.2.5 | Signage. | 5 | Wall mounted sign near main entry on north elevation. | |
| Other | | | | |
| 1.3 | Parking Lots and Sidewalks | | | |
| 1.3.1 | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4 | 32 staff stalls with two visitor stalls. There are no designated handicapped stalls. | |
| 1.3.2 | Layout and safety of parking lots. | 4 | On opposite side of school from play areas. | |
| 1.3.3 | Surfacing and drainage of parking lots (note whether asphalt or gravel). | 4 | Asphalt parking lot is sloped to an area drain. | |
| 1.3.4 | Layout and safety of sidewalks. | 4 | Sidewalks from north-side street approach the main entry, NE corner and North entry. Other walkways are city sidewalks. | |
| 1.3.5 | Surfacing and drainage of sidewalks (note type of material). | 4 | Concrete, slope away from building. Cracking noted at walk and east entry. | |
| 1.3.6 | Curb cuts and ramps for barrier free access. | 5 | Curb cut in city sidewalk. | |
| Other | | | | |
| | Overall Site Conditions & Estimated Costs | | | \$0 |

| Section 2 | Building Exterior | Rating | Comments/Concerns | | Estim. Cost |
|-----------|---|--------|----------------------|--|-------------|
| 2.1 | Overall Structure | | <u>Bldg. Section</u> | <u>Description/Condition</u> | |
| 2.1.1 | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 5 | 1982 | No problems noted. | |
| 2.1.2 | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains). | 5 | 1982 | No evidence of problems | |
| 2.1.3 | Roof structure (i.e., signs of bending, cracking, voids, rust, stains). | 5 | 1982 | No evidence of problems | |
| Other | | | | | |
| 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> | | | <u>Description/Condition/Age</u> | |
| 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 | 1982 | No report available, not reviewed | |
| 2.2.2 | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads). | FI | 1982 | Not reviewed. | |
| 2.2.3 | Control of ice and snow falling from roof. | 5 | 1982 | Roofs slope to inside and drain internally. | |
| 2.2.4 | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals). | 3 | 1982 | Three panes of sloped glazing at front entry require replacement | \$8,000 |
| 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, efflorescence, water stains). | F1 | 1982 | Brick exterior, efflorescence and brick cracking noted on NE elevation. | |
| 2.3.2 | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint). | 4 | 1982 | Prefinished metal, 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 | 1982 | No evidence of problems | |
| 2.3.4 | Interface of roof drainage and ground drainage systems. | 4 | 1982 | Roof drains internally into storm system | |
| 2.3.5 | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots). | 4 | 1982 | 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). | 4 | 1982 | Insulated metal, no problems noted. | |
| 2.4.2 | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | 1982 | No evidence of problems, hardware is original. | |
| 2.4.3 | Exit door hardware (i.e., safety and/or code concerns). | 4 | 1982 | Hardware functions as required | |
| 2.4.4 | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 4 | 1982 | No problems noted. | |
| 2.4.5 | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices). | 4 | 1982 | No problems noted. | |
| 2.4.6 | Building envelope (i.e., signs of heavy condensation on doors or windows). | 4 | 1982 | No problems noted. | |
| Other | Replace boilers | | | | |
| | Overall Bldg Exterior Condition & Estim Costs | | | | \$8,000 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|-----------|---|--------|----------------------|--|-------------|
| 3.1 | Interior Structure | | <u>Bldg. Section</u> | <u>Description/Condition</u> | |
| 3.1.1 | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 4 | 1982 | No problems | |
| 3.1.2 | Floors (i.e., signs of cracks, heaving, settlement). | 4 | 1982 | Floors are concrete slab on grade, no problems noted. | |
| Other | | | | | |
| 3.2 | Materials and Finishes | | <u>Bldg. Section</u> | <u>Description/Condition</u> | |
| 3.2.1 | Floor materials and finishes. | 4 | 1982 | Floors are vinyl tile in corridors, classrooms a combination of VT and carpet, depending on use. Washroom (gang) are ceramic tile. | |
| 3.2.2 | Wall materials and finishes. | 4 | 1982 | Walls are painted concrete block. Gang washrooms have ceramic tile to 6 feet. Gym walls are painted concrete block. Demountable partitions in staff area and classrooms. | |
| 3.2.3 | Ceiling materials and finishes. | 4 | 1982 | Ceilings are suspended T-bar and gypsum board bulkheads. No problems noted. | |
| 3.2.4 | Interior doors and hardware. | 4 | 1982 | Doors are wood, in hollow metal frames Doors at library are hollow metal, on hold opens. | |
| 3.2.5 | Millwork | 4 | 1982 | Is original and adequate. | |
| 3.2.6 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 4 | 1982 | All tackboards and blackboards are original - adequate. Some newer whiteboards . | |
| 3.2.7 | Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment). | 4 | 1982 | Gymnasium has fold out climbing wall. | |
| 3.2.8 | Washroom materials and finishes. | 3 | 1982 | Laboratories are wall hung. Partitions require replacement. Walls and floors are ceramic tile. | \$7,000 |
| Other | | | | | |

| Section 3 | Building Interior - Overall Conditions | Rating | Comments/Concerns | | Estim. Cost |
|-----------|--|--------|-------------------|--|-------------|
| 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 | 1982 | Building is of combustible and noncombustible construction. | |
| 3.3.2 | Fire separations (i.e., between buildings, wings, zones if non-sprinklered). | 3 | 1982 | 2 hour fire separations exist between class wings and core. Fire separations between Telephone Room and Electrical room require repairs. | \$1,000 |
| 3.3.3 | Fire resistance rating of materials (i.e., corridor walls and doors). | 4 | 1982 | Fire separations appear adequate. | |
| 3.3.4 | Exiting distances and access to exits. | 4 | 1982 | Appear to be adequate. | |
| 3.3.5 | Barrier-free access. | 5 | 1982 | Facility is fully accessible. Exterior access is at the main entry. There are handicapped accessible washrooms. | |
| 3.3.6 | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). | 5 | 1982 | CBE Facility Asbestos database indicates no asbestos is present. No other hazardous materials are noted. | |
| 3.3.7 | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) | 5 | 1982 | None noted. | |
| Other | | | | | |
| | Overall Bldg Interior Condition & Estim Costs | | | | \$8,000 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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 | 1982 | Catch basins are provided in the parking lot, north lawn, north west grass area and northeast(front) lawn. They are connected to the city storm system. | |
| 4.1.2 | Exterior plumbing systems (i.e., irrigation systems, hose bibs). | 4 | 1982 | Hose bibs are provided on the northwest, southwest, southeast and northeast walls. | |
| 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. | 4 | 1982 | A fire hydrant is located on the southwest side. | |
| 4.2.2 | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 3 | 1982 | No fire protection system is provided. The building by code requires a hose and standpipe system. | \$27,500 |
| 4.2.3 | Hand extinguishers, blankets and showers (i.e., in CTS areas). | 4 | 1982 | Type ABC dry chemical extinguishers are provided in cabinets in the main corridor near all exits and in the library. Type ABC dry chemical extinguishers are located in equipment rooms, former science room, copier room, staff room and stage. | |
| 4.2.4 | Other special situations (e.g., flammable storage areas, science labs, CTS areas). | NA | | None | |
| Other | | | | | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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 | 1982 | A 6" dia. iron water supply is brought from city mains to a meter in the boiler room. Pressure, quality and capacity are good. | |
| 4.3.2 | Water treatment system(s). | NA | | None | |
| 4.3.3 | Pumps and valves (including backflow prevention valves). | 3 | 1982 | A master control valve is and a valved bypass on the meter are provided. No backflow protection is provided on the domestic water supply. The boiler feedwater line has backflow protection. Provide backflow protection on the domestic water and fire lines. | \$6,000 |
| 4.3.4 | Piping and fittings. | 5 | 1982 | Water piping is copper tubing with soldered joints. | |
| 4.3.5 | Plumbing fixtures (i.e., toilets, urinals, sinks) | 3 | 1982 | Water closets are regular rim, floor mounted with flush valves. Lavatories are wall hung. Urinals are stall type with flush valves. Countertop sinks are stainless steel. A wall hung janitors sink is provided. Single bubbler wall mounted drinking fountains are located in the corridors. A counter top lavatory requires replacing. | \$500 |
| 4.3.6 | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 3 | 1982 | Twin tank type large capacity gas fired water heaters are located in the boiler room. Only one is used. They are much larger than required. An in-line recirculating pump is provided. These tanks will require replacement. | \$900 |
| 4.3.7 | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic). | 4 | 1982 | Mechanical joint cast iron storm and sanitary lines are connected to city mains. | |
| Other | | | | | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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). | 3 | 1982 | Twin compact packaged gas fired hot water boilers are installed in the boiler room. They each have an output of 1440 MBH. They have low water cutoffs, no flow shut down and pressure relief valves. They are replacements. Two heating circulators are installed. These will require replacement. | \$2,000 |
| 4.4.2 | Heating controls (including use of current energy management technology). | 3 | 1982 | The heating system uses a system of pneumatic controls. A dual unit control air compressor c/w a dryer is provided. Boilers are lead-lag operation with indoor/outdoor temperature control. The compressors will require major work | \$5,000 |
| 4.4.3 | Fresh air for combustion and condition of the combustion chimney. | 3 | 1982 | An insulated combustion air duct is brought from a wall louvre to 18" above the floor. A unit heater is used to add heat to the combustion air. It has a space t'stat controller. A gas code required relief air opening is not provided. Provide relief opening. | \$1,000 |
| 4.4.4 | Treatment of water used in heating systems. | 4 | 1982 | A chemical pot feeder is piped across the supply and return heating mains. | |
| 4.4.5 | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 5 | 1982 | The boilers have low water cutoffs, no flow shut down and pressure relief valves. | |
| 4.4.6 | Heating air filtration systems and filters. | 4 | 1982 | See 4.5.1 | |
| 4.4.7 | Heating humidification systems and components. | 4 | 1982 | See 4.5.9 | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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 | 1982 | Heating distribution is a pumped system using threaded and screwed steel piping. Terminals are reheat coils, radiator convectors, wall fin convectors, a unit heater and fan cabinet heaters controlled by space t'stats. | |
| 4.4.9 | Heating piping, valve and/or duct insulation. | 4 | 1982 | Pipe insulation is canvas covered fiberglass. | |
| 4.4.10 | Heat exchangers. | 5 | 1982 | See 4.5.10 | |
| 4.4.11 | Heating mixing boxes, dampers and linkages. | 4 | 1982 | There are no terminal mixing boxes. | |
| 4.4.12 | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 4 | 1982 | No comfort problems were reported in the larger areas. | |
| 4.4.13 | Zone/unit heaters and controls. | 4 | 1982 | Fan cabinet heaters and the unit heater have their motors cycled by space t'stats. | |
| Other | Expansion tanks | 3 | 1982 | A standard type expansion tank is suspended from the ceiling. A gauge glass is provided. This tank will require replacement. | \$1,500 |
| 4.5 | Ventilation Systems | | Bldg. Section | Description/Condition | |
| 4.5.1 | Air handling units capacity and condition. | 3 | 1982 | The main portion of the building uses two packaged HVAC units to temper and cool the air supply to all parts of the building. A separate packaged unit heats and ventilates the gymnasium. Return fans are not installed. Capacity is good. The motors, fans, heating coils and control valves will need major work. | \$28,000 |
| 4.5.2 | Outside air for the occupant load (if possible, reference CFM/occupant). | 4 | 1982 | The amount of fresh air delivered by these units is adjustable. The CFM/occupant is not known. | |
| 4.5.3 | Air distribution system (if possible, reference number of air changes/hour). | 4 | 1982 | The two central units have supply main and return ducts. Air is supplied by branches to ceiling supply diffusers and return by ceiling grilles. Motorized fresh/return air dampers are provided. The gym. has a main supply duct with floor grilles and two large roof relief vents. Air changes are about 6/ hour. | |
| 4.5.4 | Exhaust systems capacity and condition. | 3 | 1982 | A central system exhaust is not provided. It is not known how relief for the system is provided. Central roof exhausters are used for the washrooms, These will require replacement. | \$1,800 |
| 4.5.5 | Separation of out flow from air intakes. | 4 | 1982 | Separation is fair. | |
| 4.5.6 | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | NA | | None | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| Section 4 | Mechanical Systems | Rating | | Comments/Concerns | Estim. Cost |
|-----------|--|--------|---------------|---|-------------|
| 4.5 | Ventilation Systems (cont'd) | | Bldg. Section | <u>Description/Condition</u> | |
| | <i>Note: Only complete the following items if there are separate ventilation and</i> | | | | |
| 4.5.7 | Ventilation controls (including use of current energy management technology). | 4 | 1982 | The ventilation units have discharge air temperature controllers. The return air and fresh air intakes have motorized dampers. There is no energy management system. | |
| 4.5.8 | Air filtration systems and filters. | 4 | 1982 | The ventilation units have filter sections with replaceable media filters. | |
| 4.5.9 | Humidification system and components. | 3 | 1982 | Each ventilation unit has a spray humidifier without pumps. Humidistat in the return air ducts operate solenoid water valves. Operation of the valves is erratic. Some repairs are required. | \$2,000 |
| 4.5.10 | Heat exchangers. | 3 | 1982 | A replacement insulated shell and tube heat exchanger is used to transfer heat to the glycol mixture in the ventilation unit heating coil system. Three in-line circulators are installed for the ventilation unit heating coils. These will require replacement. | \$3,000 |
| 4.5.11 | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages). | 4 | 1982 | See 4.5.3. | |
| Other | | | | | |
| 4.6 | Cooling Systems | | Bldg. Section | <u>Description/Condition</u> | |
| 4.6.1 | Cooling system capacity and condition (i.e., chillers, cooling towers, condensers). | 3 | 1982 | Direct expansion cooling coils are installed in the two main ventilation units. Two condensing units are located on the roof. Major repairs will be required on these units. | \$16,000 |
| 4.6.2 | Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages) | 3 | 1982 | See 4.5.3 for distribution. General office staff complained about overheating and overcooling. The office area should have the air supply volumes rebalanced. | \$1,000 |
| 4.6.3 | Cooling system controls (including use of current energy management technology). | 4 | 1982 | The condensing systems operate using electric controls cycled by the discharge duct sensors. Space t'stats add heat as required by operating control valves on reheat coils. | |
| 4.6.4 | Special/dedicated cooling systems (i.e., labs, CTS areas). | NA | | None | |
| Other | | | | | |
| 4.7 | Building Control Systems | | Bldg. Section | <u>Description/Condition</u> | |
| 4.7.1 | Building wide/system wide control systems and/or energy management systems. | 4 | 1982 | A setback thermostat (chronotherm)) is installed to lower building temperatures during unoccupied hours. | |
| | Overall Mech Systems Condition & Estim. Costs | | | | \$96,200 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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 | 1982 | Service is underground from utility lines to a pad mounted transformer and then to a switchboard in the electrical room. The main switch is rated at 1600 amperes at 3 phase 115/208v. Demand is at 240 va. | |
| 5.1.2 | Site and building exterior lighting (i.e., safety concerns). | 4 | 1982 | HID fixtures are used on all exterior walls. The parking lot has two HID's on the southeast wall of the school. | |
| 5.1.3 | Vehicle plug-ins (i.e., number, capacity, condition). | 4 | 1982 | The parking area has a total of 17 duplex plug-ins. They are installed on both sides of the lot. They are on a timer. | |
| 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 | 1982 | An eight zone fire control panel is located in the main lobby. It has battery back-up and trouble supervision. Devices are located throughout the building. The system does not comply completely with current codes The system is tested annually. Provide audio/visual alarms. | \$2,000 |
| 5.2.2 | Emergency lighting systems (i.e., safety concerns, condition). | 4 | 1982 | A single large emergency battery pack is used with remote heads in the corridors, library, gymnasium, washrooms, equipment rooms and main lobby/entry. | |
| 5.2.3 | Exit lighting and signage (i.e., safety concerns, condition). | 4 | 1982 | Illuminated exit lights are located at all building exits, gymnasium exits and library exits They are wired to the emergency battery pack. | |
| Other | | | | | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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 | 1982 | Only the recently installed computer hub has surge protection. | |
| 5.3.2 | Panels and wireways capacity and condition. | 4 | 1982 | Wiring is in conduit and concealed. Panels have extra spaces. | |
| 5.3.3 | Emergency generator capacity and condition and/or UPS (if applicable). | NA | | None | |
| 5.3.4 | General wiring devices and methods. | 4 | 1982 | Receptacles are grounded type. Devices are in good condition. | |
| 5.3.5 | Motor controls. | 5 | 1982 | Larger 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 | 1982 | Most of the building uses fluorescent fixtures. Lighting levels were recorded as follows: typical classrooms - 216 lux, library - 216 lux, conference room - 216 lux, copier room - 324 lux, general office - 324 lux, storage/reading room - 108 lux, gymnasium - 216 lux boiler room - 216 lux, electrical room - 324 lux. Fixtures and switching is good. Some exterior canopy fixtures do not have lamps. See 5.4.3. Most area should have lamps reinstalled. | \$2,000 |
| 5.4.2 | Replacement of ballasts (i.e., health and safety concerns). | 3 | 1982 | Many fixtures are expected to have ballasts with PCBs. See 5.4.3. | |
| 5.4.3 | Implementation of energy efficiency measures and recommendations. | 3 | 1982 | Most of the fluorescent fixtures have been delamped by up to 50% and the lamps are 34 watt type. Replace all fluorescent fixtures with T-8 lamp equipped fixtures. | \$81,000 |
| Other | | | | | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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). | 4 | 1982 | The telephone service is into the electrical room. Service is in good condition with adequate capacity. | |
| 5.5.2 | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV). | 4 | 1982 | A telephone intercom system has recently been installed with telephones in all classrooms and other occupied rooms. A public address system is provided with speakers throughout the building. A cable TV system is still in place in all areas. | |
| 5.5.3 | Network cabling (if available, should be category 5 or better). | 5 | 1982 | A new computer system has recently been installed with internet access. Outlets are provided throughout the school. | |
| 5.5.4 | Network cabling installation (i.e., in conduit, secured to walls or tables). | 5 | 1982 | All computer cabling is run in conduit. Cabling is concealed in the building structure. | |
| 5.5.5 | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4 | 1982 | The computer hub is located in a change room with washroom facilities and showers that are not used. The room is called the resource room. It has exhaust ventilation. Security is questionable. | |
| 5.5.6 | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers). | 5 | 1982 | The computer hub and computers in the computer area of the library are on dedicated circuits. Other computers are on general circuits. | |
| Other | | | | | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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). | 5 | 1982 | A security system with motion detectors is installed in all parts of the building. A central station connection is provided for unoccupied hours. | |
| 5.6.3 | Master clock system (if applicable). | 4 | 1982 | A master clock system is provided with a controller in the general office. The system does not have clocks throughout the building. | |
| Other | Program co-ordinator | 5 | 1982 | A program co-ordinator control panel is located in the general office. It automatically sounds the call bells. | |
| 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 | | | | \$85,000 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| 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. | | | |
| 6.1.1 | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains). | 4 | Wood, no problems noted. | |
| 6.1.2 | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up). | FI | Not reviewed | |
| 6.1.3 | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains). | 4 | Vertical metal siding, no problems noted. | |
| 6.1.4 | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals). | 4 | No problems noted. | |
| 6.1.5 | Interior finishes (i.e., floors, walls, ceiling). | 3 | Walls are demountable and gypsum board partitions, ceiling are suspended T-bar, floors are VT and carpet. Carpet in rooms and corridor to be replaced. | \$31,000 |
| 6.1.6 | Millwork (i.e., counters, shelving, vanities, cabinets). | 4 | Original, but functional | |
| 6.1.7 | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs) | 4 | Original, but functional | |
| 6.1.8 | Heating system. | 4 | Large unit ventilators with wall plenums are installed on the window wall. They use a hot water heating coil piped to the main heating system. These are in good condition. | |
| 6.1.9 | Ventilation system. | 4 | The unit ventilators bring in fresh air and mixes it with return air. | |
| 6.1.10 | Electrical, communication and data network systems. | 3 | The building telephone intercom system is provided in the portables. (8).The computer system is extended to the portables. Replace fluorescent fixtures with T-8 lamp equipped fixtures. | \$21,000 |
| 6.1.11 | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | 4 | The fire alarm system is connected to the central system with alarms, pull stations and fire detectors. Emergency and exit lights are provided. | |
| 6.1.12 | Barrier-free access. | 4 | They are accessible from the main school | |
| | Overall Portable Bldgs Condition & Estim Costs | | | \$52,000 |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| Section 7 | Space Adequacy | This Facility | | | Equiv. New Facility | | | Surplus/ Deficiency | Comments/Concerns |
|-----------|--|---------------|--------|------------|---------------------|------|------------|------------------------|-------------------|
| | | No. | Size | Total Area | No. | Size | Total Area | | |
| 7.1 | Classrooms | 14 | | 1072.2 | 14 | 80 | 1120 | -47.8 | |
| | | | 77 | | | | | | |
| | | | 76.2 | | | | | | |
| | | | 77.1 | | | | | | |
| | | | 76 | | | | | | |
| | | | 75.2 | | | | | | |
| 7.2 | Science Rooms/Labs | 1 | 128.95 | 128.95 | 2 | 95 | 190 | -61.05 | |
| 7.3 | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,) | 4 | | 485 | | | 400 | 85 | |
| | Ancillary Areas | | 89.2 | | 1 | 130 | | | |
| | Ancillary Areas | | 107 | | | | | | |
| | Ancillary Areas | | 106.3 | | | | | | |
| | Music | | 182.5 | | 3 | 90 | | | |
| 7.4 | Gymnasium (incl. gym storage) | | | 494.8 | | | 473 | 21.8 | |
| | Gymnasium (incl. gym storage) | | 446.8 | | | 430 | | | |
| | Storage | | 48 | | | 43 | | | |
| 7.5 | Library/Resource Areas | | | 272.9 | | | 220 | 52.9 | |
| | Library/Resource Areas | | 250.8 | | | | | | |
| | Conference | | 22.1 | | | | | | |
| 7.6 | Administration/Staff, Physical Education, Storage Areas | | | 280.6 | | | 511 | -230.4 | |
| | Administration/Staff | | 188.9 | | | 357 | | | |
| | Physical Education | | 15.8 | | | 70 | | | |
| | Storage | | 75.9 | | | 84 | | | |
| | Sub-Total | | | 2734.45 | | | 2914 | -179.55 | |
| 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) | | | 1169.25 | | | 1069 | 100.25 | |
| | Overall Space Adequacy Assessment | 19 | | 3903.7 | 20 | | 3983 | -79.3 | |

School Facility Evaluation Project
Part I - Facility Profile and Summary

| Evaluation Component/ Sub-Component | Additional Notes and Comments |
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| Evaluation Component/ Sub-Component | Additional Notes and Comments |
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| Evaluation Component/ Sub-Component | Additional Notes and Comments |
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School Facility Evaluation Project
Part I - Facility Profile and Summary

| Evaluation Component/ Sub-Component | Additional Notes and Comments |
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