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Upgrading/ Modernization (identify whether minor or major)	1999					Windows replaced
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1966	1	83.50	Portable	N/A (gone)	Removed in summer of 1999
	1979	1	83.50	Portable	N/A (gone)	Removed in summer of 1999
Total:			4418.50			
List of Reports/ Supplementary Information						

School Facility Evaluation Project
Part III - Space Adequacy

	Evaluation Components	Summary Assessment			Estim. Cost
1	Site Conditions	Provide barrier to roof			\$1,000
2	Building Exterior	N/A			\$10,000
3	Building Interior	Provide elevator and two handicap washrooms			\$115,000
4	Mechanical Systems	The building systems are generally in good working order but are nearing the end of their normal life expectancy. A possible code violation may be present through the use of combustible ceilings, exit corridors, and unprotected shafts for return air. An air circulation problem was noted in the computer room.			\$525,000
5	Electrical Systems	Install surge protection on the electrical system. Retrofit lighting throughout to improve colour rendition and efficiency. Ventilation for computer equipment in library storage room was a concern by on-site personnel. Door contacts should be installed on all exterior doors.			\$169,700
6	Portable Buildings	N/A			\$0
7	Space Adequacy:				
	7.1 Classrooms	Deficient	-12		
	7.2 Science Rooms/Labs	Deficient	-110		
	7.3 Ancillary Areas	Deficient	-106		
	7.4 Gymnasium	Deficient	-82		
	7.5 Library/Resource Areas	Surplus	50		
	7.6 Administration/Staff Areas	Deficient	-262		
	7.7 CTS Areas	N/A	N/A		
	7.8 Other Non-Instructional Areas (incl. gross-up)	Deficient	-319		
	Overall School Conditions & Estim. Costs	Deficient	-794		\$820,700

School Facility Evaluation Project
Part III - Space Adequacy

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate	
1.1.2	Outdoor athletic areas.	4	Playing fields - shared with junior high school	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Equipment in good condition	
1.1.4	Site landscaping.	4	Mature	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing, flag pole, bike stand, etc.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	FI	Rain water coursing through parking lot and into school from north east to south east	
1.1.7	Evidence of sub-soil problems.	FI	Some settling in south east corner	
1.1.8	Safety and security concerns due to site conditions.	3	Children can access roof at north east and south east corners - barriers to be erected	\$1,000
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).	4	Street access and parking lot	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	FI	Gravel (see 1.1.6)	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	City streets	
1.2.4	Fire vehicle access.	4	City streets - good access	
1.2.5	Signage.	4	Signage at front of school	
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	Adequate parking for staff; spare parking; one designated handicap stall	
1.3.2	Layout and safety of parking lots.	4	Layout good	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	FI	Gravel (see 1.1.6)	
1.3.4	Layout and safety of sidewalks.	4	Sidewalk at front entrance - good	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete - good drainage	
1.3.6	Curb cuts and ramps for barrier free access.	4	City streets	
Other				
	Overall Site Conditions & Estimated Costs			\$1,000

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		Slab on grade - none evident	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Concrete - earlier cracks and some heaving of the south east corner have been repaired	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		None evident	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	FI		40-50% bonded roof - some leaking now being repaired	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Good repair	
2.2.3	Control of ice and snow falling from roof.	4		Flat roof	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	FI		Concrete - south east corner shows signs of heaving (see 1.1.6)	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Good repair	
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		None evident	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Some internal roof drains to municipal system; remainder spills at ground	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		In good repair - repainted 1999	
Other		3		Provide allowance for renovations required for boiler replacement.	\$10,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
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		Good repair	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		New closers - 1999	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Good repair	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		New windows - 1999	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Sealed units	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		None evident	
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).	4		Concrete - newly painted	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		None	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3		12/12 vinyl tile, carpet - carpet to be replaced in library as well as in rooms 7 and 8	\$13,000
3.2.2	Wall materials and finishes.	4		Concrete - newly painted; cedar panel areas in hallway	
3.2.3	Ceiling materials and finishes.	4		Concrete - newly painted; cedar panel areas in hallway	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4		Good repair	
3.2.5	Millwork	4		Adequate	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Writing boards, tack boards - good	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Good repair	
3.2.8	Washroom materials and finishes.	4		Floor - 12/12 vinyl tile; walls and ceiling - concrete	
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 togeth</i>		Bldg. Section	Description/Condition	
	3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible, non-sprinklered	
	3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Fire doors at stairways	
	3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors).	4		Compliant	
	3.3.4 Exiting distances and access to exits.	4		Appear to be compliant	
	3.3.5 Barrier-free access.	2		Provide elevator for second floor; provide handicap washroom on each floor; provide ramp to gymnasium	\$102,000
	3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI		Refer to Owner's Manual	
	3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4		None evident	
	Other				
	Overall Bldg Interior Condition & Estim Costs				\$115,000

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		Site drainage consists of grading to swales and catch basins tied to City services.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4		Building has exterior hose bibbs.	
4.1.3	Outside storage tanks.	N/A		Not applicable.	
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4		Street fire hydrant is located adjacent to school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Fire hose racks are provided.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4		Hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4		The stage area of the gymnasium is sprinklered only.	
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		100 mm service from street, service runs to 50mm meter. Service to building tied to municipal service.	
4.3.2	Water treatment system(s).	N/A		Not applicable.	
4.3.3	Pumps and valves (including backflow prevention valves).	4		Backflow preventors are provided.	
4.3.4	Piping and fittings.	4		All piping on domestic is copper and is in good shape.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Fixtures are in good service condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		One self contained hot water heater, gas fired, c/w recirc pump.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Services tied to municipal mains.	
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).	3		Two Wiel McLain hot water boilers supply heat for entire school. Units operate well and are in working order, however, are 32 years old and past their normal life expectancy. Boilers distribute hot water to perimeter radiation, and entrance heaters. Four Grundfoss zone pumps distribute heating.	\$190,000
4.4.2	Heating controls (including use of current energy management technology).	3		Controls are pneumatic and electric. See Controls item 4.7.1.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Combustion air is in place and acceptable. Recently modified to provide equal distribution to both boilers.	
4.4.4	Treatment of water used in heating systems.	4		Treatment systems are in good working order.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Acceptable.	
4.4.6	Heating air filtration systems and filters.	N/A		Not applicable.	
4.4.7	Heating humidification systems and components.	N/A		Not applicable.	
4.4	Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components	4		Hot water distribution is in good working order.	

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4.9	Heating piping, valve and/or duct insulation.	4		Piping is insulated throughout.	
4.4.10	Heat exchangers.	N/A		Not applicable.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A		Not applicable.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		No problems with control and distribution of heating were reported.	
4.4.13	Zone/unit heaters and controls.	4		No problems reported with zone and heating control.	
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.	3		Central air handling units are located in basement mechanical rooms provide air distribution to all areas of the school. Units include air mixing section, filters, hot water coils, spray sections and fans. Units are 32 years old and nearing normal life expectancy.	\$210,000
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Based on system design outside air quantities are being met.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Design of the air system would give 4 to 6 air changes.	
4.5.4	Exhaust systems capacity and condition.	4		Exhaust systems are acceptable and properly operating.	
4.5.5	Separation of out flow from air intakes	4		Acceptable.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3		A range hood in the staff area is not vented. See Ventilation item 4.5.1.	
Other		FI		A possible code violation may be present through the use of combustible ceilings, exit corridors and unprotected shafts for return air. The fan room uses concrete walls for the air unit plenum. The spray humidification cannot operate at cold temperatures due to frost built-up on walls.	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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>				
4.5.7	Ventilation controls (including use of current energy management technology).	3		Ventilation controls are pneumatic based. See controls item 4.7.1..	
4.5.8	Air filtration systems and filters.	4		Systems has fiberglass filters.	
4.5.9	Humidification system and components.	3		Humidification is via spray coils. Not operated at cold temperatures. See ventilation item 4.5.1.	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2		Distribution ductwork is in good condition; see 4.5.6 FI re: return air paths	
Other		FI		A cooling and ventilation problem was noted in the area adjacent tot the library converted to computer room.	

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).	N/A			
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
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		Building controls are pneumatic/ electric based only.	\$125,000
	Overall Mech. Systems Condition & Estim. Costs				\$525,000

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).	3		Main service - underground, 600A, 120/208V, 3 phase, 4 wire - is in good condition. Service entrance junction box is missing a cover which needs to be replaced (next to main switch gear).	\$200
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3		Existing lighting is in good condition. Dark areas exist on the north-northeast side of the school. Add lighting as required.	\$2,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3		Existing plug-ins are in good condition but they require 16 more car stalls to have power outlets.	\$6,000
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		Existing system is in good condition. Strobes are required to meet 1997 ABC.	\$5,000
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4		Existing system is in good condition.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3		Some of the existing exit lighting requires second source of power. Northwest stairwell requires an exit sign. Exterior door off the stage requires an exit sign.	\$2,000
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.	3		Provide surge protection for service. Only the computer lab has surge protection now.	\$1,500
5.3.2	Panels and wireways capacity and condition.	4		Existing panels are in good condition and have approximately 5% space available for expansion.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
5.3.4	General wiring devices and methods.	4		Overall condition is good.	
5.3.5	Motor controls.	4		Loose starters are in good condition.	
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., illumination levels, conditions, controls).	3		Existing lighting system consists of fluorescent T8, T12 and H.O. lamps. H.I.D. fixtures are in the gym area. Levels are as follows: corridors +15 (poor in some areas), classrooms +45)H.O. fixtures - 8' lamps), administration +43 (OK), gym +25 (OK). Corridors need more fixtures. Remainder of school is adequate. Library has new T8 fixtures recently installed.	\$10,000
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4		No concerns seen.	
5.4.3	Implementation of energy efficiency measures and recommendations.	3		Existing fixtures to be replaced with T8 lamp technology. Exit lighting to be retrofitted with LED lamps.	\$140,000
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).	4		Existing system is in good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Existing system is in good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	4		All cabling is done with category 5 cable.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All cable is installed in conduit.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3		Existing equipment is in library storage room and requires ventilation.	\$1,000
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Equipment is supplied with dedicated circuit.	
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).	N/A			
5.6.2	Intrusion alarms (if applicable).	3		Existing system is in good condition. Door contacts required for all exterior doors.	\$2,000
5.6.3	Master clock system (if applicable).	4		Existing system is in good condition.	
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).	N/A			
5.7.2	Condition of elevators/lifts.	N/A			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
	Overall Elect. Systems Condition & Estim Costs				\$169,700

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>	NA	Portables removed in summer 1999	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0

School Facility Evaluation Project
Part III - Space Adequacy

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	17	84	1428	18	80	1440	-12	
7.2	Science Rooms/Labs	1		80	2	95	190	-110	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2 1	110 74	294	1 3	130 90	400	-106	
7.4	Gymnasium (incl. gym storage)	1		391	1		473	-82	
7.5	Library/Resource Areas	1		310	1		260	50	
7.6	Administration/Staff, Physical Education, Storage Areas			262			524	-262	
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)			1150			1422	-319	
	Overall Space Adequacy Assessment	23		3915	26		4709	-794	