



School Facility Evaluation Project  
Part III - Space Adequacy

Upgrading/ Modernization (identify whether minor or major)	1951 (1984)	1	1005	Combustible - no change.		Complete Code upgrade and architectural finishes.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1984	1	177.6	Combustible construction with stucco cladding with crawl space and flat combustible roof.		Permanent site built.
List of Reports/ Supplementary Information	Fire Alarm System Annual Test and Inspection Report - dated, Aug 23, 1999. No Roof Inspection Report available. No Code or Hazardous Materials Reports available. Mini plans do not show the 1994 addition, nor do they show the areas for each Section.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Upgrade to Playground aread, landscape repairs, new parking lot and regrading, sidewalk repairs and barrier-free requirements.	\$75,500.00
2	Building Exterior	Minor slab repairs, exterior wall finish repairs, and minor door replacement. N.B.: Further investigation recommended for fire hazard materials and roofing conditions.	\$48,000.00
3	Building Interior	Minor repairs to interior finishes, millwork and fixed equipment replacements, barrier-free requirements and minor repairs to fire separation. N.B.: Further investigation recommended for structural concerns, for full Code review and hazardous materials.	\$54,000.00
4	Mechanical Systems	Heating system is in generally good condition, only part of the school has ventilation and air conditioning. Need to add ventilation to remainder of school and correct some other deficiencies.	\$164,000.00
5	Electrical Systems	Electrical system is in generally good condition. Lighting has been retrofitted and electrical is well maintained. Only minor deficiencies exist.	\$16,000.00
6	Portable Buildings		
7	Space Adequacy:		
	7.1 Classrooms	Not available as mini plans are not complete.	
	7.2 Science Rooms/Labs		
	7.3 Ancillary Areas		
	7.4 Gymnasium		
	7.5 Library/Resource Areas		
	7.6 Administration/Staff Areas		
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)		
	Overall School Conditions & Estim. Costs		\$357,500.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate for Educational/Functional needs. Expansion possible.	
1.1.2	Outdoor athletic areas.	4	One (1) Soccer Field and two (2) Baseball Diamonds.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Three (3) playground equipment areas. Base is sand - should be pea-gravel. Equipment appears to be in reasonably good condition	\$15,000.00
1.1.4	Site landscaping.	3	Grassed area is severely deteriorated around the playground equipment area. Shrubs planted in front yard at school.	\$10,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Wood posts painted white with white painted 10 mm steel cable rusting. Cable is approximately 600 mm above ground. Six (6) Bike stands and one (1) flag pole in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Ground drains away from building.	
1.1.7	Evidence of sub-soil problems.	4	None.	
1.1.8	Safety and security concerns due to site conditions.	4	No concerns	
Other		3	Wooden picnic table and storage shed require painting.	\$500.00
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes		Refer to 1.2.2	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	3	There are two (2) access points for crescent shaped, on-site road, on South side. Staff parking off public road. Must maneuver on road to park. This is unsafe. Refer to 1.3.1	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Gravel parking lot and roadways. Roadways require regrading. Refer to item 1.2.3.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	On-site - gravel - poorly drained. Requires re-grading to infill low spots and provide proper drainage.	\$15,000.00
1.2.4	Fire vehicle access.	4	North and South sides of building. Fire vehicle access not marked.	
1.2.5	Signage.	4	School name on building, clear and visible from street.	
Other				

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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).	3	There are 13 staff parking stalls. No designation for disabled parking. No parking lines due to gravel stalls. Require backing onto street - unsafe. Refer to Item 1.3.2.	
1.3.2	Layout and safety of parking lots.	3	Parking stalls require maneuvering on street to drive over public sidewalk to park. Unsafe. New parking lot require with vehicle maneuvering on-site, and not onto public thoroughfare.	\$30,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).		Gravel - drains onto street. Refer to Item 1.3.2.	
1.3.4	Layout and safety of sidewalks.	3	Sidewalks provided in appropriate locations. Some sidewalk panels are severley cracked and should be replaced. Approximately 35 square metres.	\$3,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete sidewalks - drain onto grass area or gravel driveway. Refer to Item 1.3.4	
1.3.6	Curb cuts and ramps for barrier free access.	3	Main Entrance has ramp, but handrails do not conform to barrier-free requirements. Continuous curb cut provided for parking stalls.	\$2,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$75,500.00

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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	1951	Wood floor joist with wood subfloor over crawl space.	
		4	1955	Concrete slab-on-grade.	
		4	1958	Concrete slab-on-grade. Wood floor infill construction on top of concrete slab depression in Room 134.	
		3	1984	Concrete slab-on-grade. Vestibule #1 - concrete slab has settled 12 mm in front of entrance doors.	\$5,000.00
		4	1994	Concrete slab-on-grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1951	Brick veneer added to front of building. South side, wood frame construction with insulation and stucco finish.	
		FI	1955	Load bearing masonry cavity wall construction with stucco finish. Infill wood stud construction with stucco finish replaced glass block and windows. Concrete upstand to underside of window with insulation to inside face and exterior face with stucco finish. Further investigation required due to fire hazardous materials used on inside of exterior wall.	
		4	1958	All walls are load bearing masonry cavity between wythes filled with loose fill insulation; therefore, wall does not act as a cavity wall with rainscreen principles. Infill wood construction with stucco finish replaced glass block and windows.	
		4	1984	Gymnasium - masonry cavity wall construction with 2" rigid insulation.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1951	Built-up roof on wood sheathing on wood joists.	
		4	1955	Built-up roof on wood sheathing on wood joists.	
		4	1958	Built-up roof on wood sheathing on wood joists. Rooms 134 and 135 - built-up roofing on shiplap sheathing on site constructed wood troffers.	
		4	1984	Gymnasium built-up roof on steel deck on OWS joists.	
		4	1994	Built-up roof on wood sheathing on composite wood and steel joists.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</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	All	Roof Inspection Report Required.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	All	Roof scuppers connected to downspouts drain to concrete splashpads.	
2.2.3	Control of ice and snow falling from roof.	N/A	All	Flat roof - not applicable.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A	All	No skylights.	
Other					



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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1951	Brick veneer North wall - good condition. South wall acrylic stucco - very poor condition.	\$40,000.00
		3	1955	Acrylic stucco - poor condition. (Cost included in 1951).	
		3	1958	Acrylic stucco is cracking. Brick veneer - good condition. (Cost included in 1951).	
		3	1984	Brick veneer - good condition. Repair required to all acrylic stucco. (Cost included in 1951).	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1955	Prefinished metal fascias with prefinished metal perforated soffit in good condition.	
		4	1958	Prefinished metal fascias.	
		4	1984	Prefinished metal perforated soffit.	
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	All	Not apparent.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	Roof drainage with downspouts onto concrete splashpads and onto ground.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	FI	1955	Rooms 119, 120, 121, 122, and 126 - interior wall panels are hemp wrapped donacona board. Could be a fire hazard.	
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	1958	Double wood doors to be replaced with hollow metal doors.	\$3,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	All	Good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	None evident.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$48,000.00

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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).	3	1951	Drywall on wood frame construction - minor touch-ups.	\$1,000.00
		3	1955	Painted concrete block - minor repair and painting to drywall.	\$1,000.00
		4	1958	Painted concrete block.	
		3	1984	Concrete block at mechanical room - crack at exterior wall and at head of door to be repaired.	\$1,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	1984	Refer to Item 2.1.1	
Other		FI		Lower Elementary Hallway - South-east hallway has to be investigated further. Floor settling up to 1" from base of walls, resulting in breaking up of marmoleum in Mechanical and Handicap doorways. This should be investigated as soon as possible, as there could be structural deterioration. There is no crawl space opening to check out, but the floor is wood construction.	
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	4	1951	Carpet - corridors 1 & 3, Administration, Library, Room 113 and Infirmary.	
		3	1955	Marmoleum - Corridors 6& 7, Classrooms, some seams to be heat sealed. Vestibule - quarry tile. Room 117 - baseboard required.	\$1,000.00
		4	1958	Marmoleum to Corridors. Carpet to Rooms 128, 131, 132, 134, and 135.	
			1984	Gymnasium - hardwood floors.	
3.2.2	Wall materials and finishes.	3	1951	Library - some drywall tape buckled and cracked in drywall, caused by past roof leak at intersection of 1994 addition.	\$1,000.00
		4	1955	Painted concrete block.	
			1958	Painted concrete block.	
			1984	Painted concrete block.	
3.2.3	Ceiling materials and finishes.	4	1951	Acoustic tile lay-in .	
			1955	Acoustic tile lay-in .	
			1958	Acoustic tile lay-in .	
			1984	Vestibule - acoustic tile lay-in. Gymnasium - painted steel deck with OWSJ.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	4	All	Good condition.	
3.2.5	Millwork	3	1958	Poor condition - needs replacing	\$15,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1955	Room 120 & 126 - tackboards to be replaced.	\$2,000.00
			1958	Room 135 - tackboard to be replaced.	\$1,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	Good condition.	
3.2.8	Washroom materials and finishes.	4	1951	Boys - Ceramic tile floors and walls - good shape.	
			1955	Room 136 - Handicap washroom is not accessible. Provide accessible opener to door	\$6,000.00
			1955	Room 123, Boys - toilet partitions rusting, need to be replaced. Millwork should be replaced. Quarry tile floor. Ceramic tile wainscott, painted concrete block above. No privacy to urinal view from corridor.	\$8,000.00
			1955	Room 124, Girls - millwork should be replaced. Quarry tile floor. Ceramic tile wainscott, painted concrete block above. Acoustic tile ceiling.	\$3,000.00
Other					
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i>		<b>Bldg. Section</b>	<b>Description/Condition</b>	
		FI	All	No reports available. Full Code evaluation recommended as Building area is now over Code allowance for a non-sprinklered building.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	Combustible construction - non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	1955	Okay - Boiler Room +27 - Large opening in wall must be closed. Door requires closer. Penetrations require fire dampers (2).	\$6,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appear to be provided.	
3.3.4	Exiting distances and access to exits.	4	All	Acceptable.	
3.3.5	Barrier-free access.	3	1951	Ramp does not have proper handrails - required both sides (21') two (2) ramps.	\$5,000.00
		3		Boys handicap stall door swings in. Grab bars not provided. Clearances at vanity required.	\$3,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		No reports available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.		No ventilation to classrooms.	
Other					
	<b>Overall Bldg Interior Condition &amp; Estim Costs</b>				<b>\$54,000.00</b>

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>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Special Education classroom, Resource Centre, and Corridor - wood floor joists with wood subfloor over a crawlspace.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Built-up roof on wood frame construction.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Acrylic stucco on wood frame construction.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Classroom 137 & 138 - carpet. Quarry tile at sink areas in classrooms. Corridor - marmoleum. Vestibule - quarry tile.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4		
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			

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Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	10	69.34	693.40	8.0	80.0	640.0	53.4	All areas are in square meters.
7.2	Science Rooms/Labs	1	114.4	114.40			155.6	-41.2	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	2		183.00	1.0	130.0	310.0	-127.0	
					2.0	90.0		0.0	
7.4	Gymnasium (incl. gym storage)	3		295.10			453.4	-158.3	
7.5	Library/Resource Areas	2		179.90			154.2	25.7	
7.6	Administration/Staff, Physical Education, Storage Areas			246.60			392.0	-145.4	
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)			866.50			834.8	31.7	
	<b>Overall Space Adequacy Assessment</b>			2578.90			2940.0	-361.1	Based on 58.2% elementary and 41.8% junior high students.