

School Name:	HELEN E. TAYLOR SCHOOL			School Code:	1111	
Location:	WEMBLEY			Facility Code:	1826	
Region:	NORTH			Superintendent:	Mr. Gerald Mazer	
Jurisdiction:	PEACE WAPITI REGIONAL DIVISION NO. 33			Contact Person:		
				Telephone:	(780) 532-8133	
Grades:	V - IX			School Capacity:	325	
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	1954	1	1001.9			Demolished
Additions/ Expansions	1958	1	450.4	Wood frame construction over Crawlspace. Wood frame roof structure with asphalt shingles. Stucco exterior finish.	Lennox downflow forced air furnace, one for each individual classroom.	
	1962	1	769.4	Slab on grade with masonry load bearing walls. Conventional built-up roofing on wood structure. Stucco exterior finish.	Individual classroom furnaces. A RTU serves the Hallway.	
	1980	1	841.5	Slab on grade with masonry load bearing cavity walls. Combination of SBS roofing and conventional roofing on metal deck and OWSJ structure. Stucco/metal cladding exterior finish.	2 ducted unit heaters serve the Gym and the Music Room.	
	1980	1	179.50			Demolished
					Evaluator's Name:	LARRY SCHMIDT
					& Company:	KOLIGER SCHMIDT architect-engineer

Upgrading/ Modernization (identify whether minor or major)	1980	1	282.5			Minor modernization of the, now disposed, 1954 section.
	1994					Major modernization to the 1958, 1962 and 1980 Additions was undertaken during the construction of the 1994 portables.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1994	1	620.0	Wood frame construction over Crawlspace. Wood frame roof structure with SBS roofing. Stucco exterior finish.	Individual classroom furnaces.	
List of Reports/ Supplementary Information	Air Balance Report [Wembley Junior High School Addition], March 1981. Envirometrics Canada Ltd. Air Balance Report for Helen E. Taylor School, Six Core Portable Classroom Addition & Limited Interior Modernization, December 1994. Chalet Balancing Ltd. Roof Inspection Report, 1995. Alberta Independent Inspection & Consulting Services (1983) Ltd. Roof Inspection Report, June 1998. Northern Lights Independent Inspection Services Inc. Certificate of Inspection, Automatic Detection and/or Fire Suppression System, September 8, 1999. Titan Electric & Controls Ltd.					

School Facility Evaluation Project
Part II - Physical Condition

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	- Requires grading and top soil, playground equipment, landscaping, flag pole and painting of misc. site accessories. - Entrance pad and concrete sidewalks to be incorporated. - Additional parking is required for staff.	\$ 113,000.00
2	Building Exterior	- Re-roof as per roof report and paint misc. roof accessories. - Repair gym lower walls - paint is bubbling. Install required door hardware and paint doors.	\$ 47,850.00
3	Building Interior	- Floor finishes, ceiling tiles, and patching of penetrations in fire separations are to be address. - Additional millwork, basketball backstop hardware, chalkboard and tackboards are required	\$ 21,900.00
4	Mechanical Systems	- Fire extinguishers and eyewash station required in the Science preparation room. - No backflow prevention on main water system. - Hot water heater in Administration is leaking and should be replaced. - Two twenty year old gas fired ducted unit heaters feeding the Gym and Music Room should be replaced.	\$ 35,600.00
5	Electrical Systems	- Electrically, the system appears to be in a good, reliable condition. - Main service is at full capacity. - More outlets are needed in classrooms.	\$ 2,000.00
6	Portable Buildings	<u>Electrical:</u> Electrical, lighting and life safety systems are in good condition. <u>Mechanical:</u> Portables have temperature control problems and ventilation problems = \$60,000.00 <u>Architectural:</u> Additional millwork and chalkboards are needed = \$6,700.00	\$ 66,700.00
7	Space Adequacy:		
	7.1 Classrooms	Surplus 172.6 Deficiency -10.8 (portables)	
	7.2 Science Rooms/Labs	Deficiency -137.3	
	7.3 Ancillary Areas	Deficiency -188.7	
	7.4 Gymnasium	Deficiency -28.2	
	7.5 Library/Resource Areas	Deficiency -39.0	
	7.6 Administration/Staff Areas	Deficiency -35.7	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus 32.6	
	Overall School Conditions & Estim. Costs		\$ 287,050.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Site is too small for the existing school programs due to on site roadways and parking.	
1.1.2	Outdoor athletic areas.	4	Adequate for the current school program.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Requires additional playground equipment and bases. Provide and install equipment as required.	\$ 50,000.00
1.1.4	Site landscaping.	3	Landscaping is limited and requires more plantings, dry play surface, etc. Provide and install landscaping as required.	\$ 30,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Adequate for the current school use. Misc. metals on site requires to be painted - paint as required. Requires new flag pole. Provide and install flag pole.	\$ 3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	Puddling in areas, requires additional topsoil and re-grading.	\$ 10,000.00
1.1.7	Evidence of sub-soil problems.	4	No evidence of subsoil problems at time of survey.	
1.1.8	Safety and security concerns due to site conditions.	4	No evidence of problems at time of survey.	
Other		N/A	N/A	

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	No evidence of problems at time of survey. Sufficient numbers of parking spaces are available, with no site obstructions.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Gravel surface in good condition.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site bus drop-off. Gravel surface in good condition.	
1.2.4	Fire vehicle access.	4	Gravel surface in good condition.	
1.2.5	Signage.	4	Yes - visible.	
Other		N/A	N/A	

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	Insufficient numbers of parking spaces are available. Incorporate an additional 6 parking on-site spaces as required.	\$ 10,000.00
1.3.2	Layout and safety of parking lots.	4	No evidence of problems at time of survey.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Gravel surface in good condition. No evidence of problems at time of survey.	
1.3.4	Layout and safety of sidewalks.	3	No on site sidewalk only gravel roadway (note: Town has no sidewalks). Provide and install entrance pads and sidewalks as required.	\$ 10,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Refer to 1.3.4	
1.3.6	Curb cuts and ramps for barrier free access.	4	Refer to 1.3.4	
Other		N/A	N/A	
	Overall Site Conditions & Estimated Costs			\$ 113,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	ALL	Flooring structures appeared to be in fair condition at time of survey	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	ALL	Wall structures and columns appeared to be in fair condition at time of survey	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	ALL	The roof structure appeared to be in fair condition at time of survey.	
Other		N/A		N/A	

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</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).	3	1962	The roofing on various additions is in fair condition. As per Roof Report prepared by Northern Lights Independent Inspection Services Inc. in 1998, recommendations were made to re-roof approx. 750 sq. m of roof.	\$ 37,500.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	ALL	Misc. metal and chimneys, etc. requires to be repainted.	\$ 850.00
2.2.3	Control of ice and snow falling from roof.	4	ALL	No problems were sited	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		None.	
Other		N/A		N/A	

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	ALL	No problems were sited	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	ALL	No problems were sited	
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	3	1980	Problem with paint bubbling at lower portions (isolated locations) of the walls in the gym. Further investigation is required to determine cause. This masonry structure is insulated. The solution maybe to provide and install vent holes to these interior faces.	\$ 3,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	4	ALL	No evidence of problems at time of survey.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	ALL	Refer to item 2.3.3	
Other		N/A		N/A	

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).	3	ALL	Painted doors are stained. Repaint as required.	\$ 2,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	ALL	Exterior doors require additional weatherstripping and door adjustments	\$ 1,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	ALL	Astragals and sound/weatherstripping are required.	\$ 2,500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	ALL	No evidence of problems at time of survey.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	ALL	No evidence of problems at time of survey.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	ALL	No evidence of problems at time of survey.	
Other		N/A		N/A	
Overall Bldg Exterior Condition & Estim Costs					\$ 47,850.00

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	ALL	No evidence of problems at time of survey. However isolated problem - refer to item 2.3.3	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	ALL	No evidence of problems at time of survey.	
Other		N/A		N/A	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	ALL	Flooring in various corridors is showing signs of discolouration and/or worn. This flooring was installed during the 1994 Modernization. Patch as required.	\$ 6,500.00
3.2.2	Wall materials and finishes.	4	ALL	Painted concrete block walls in fair condition at time of survey.	
3.2.3	Ceiling materials and finishes.	3	ALL	Acoustic tile ceilings and drywall ceiling in good condition at time of survey. Replace water stained ceiling tiles as required.	\$ 1,000.00

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	ALL	Fair condition.	
3.2.5	Millwork	3	ALL	Inadequate amount of millwork for the school programs. Existing millwork requires minor repairs but, is in fair to good condition. Repair existing as required, provide and install millwork for staff storage and to 2 classrooms.	\$ 6,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	ALL	Chalkboards and tackboards are generally in good condition. However, 4 classrooms in the 1967 section require whiteboards.	\$ 1,800.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	ALL	Generally adequate for the current school programs and is in fair to good condition. Requires additional Hardware for Basketball backstop operators. Provide and install appropriate hardware required.	\$ 1,600.00
3.2.8	Washroom materials and finishes.	4	ALL	Quarry tile flooring in good condition Drywall ceiling in good condition Glazed coating on conc. block walls in good condition.	
Other		N/A		N/A	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
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 3.3.1 Building construction type - combustible or non-combustible, sprinklered or non-sprinklered. 3.3.2 Fire separations (i.e., between buildings, wings, zones if non-sprinklered). 3.3.3 Fire resistance rating of materials (i.e., corridor walls and doors). 3.3.4 Exiting distances and access to exits. 3.3.5 Barrier-free access. 3.3.6 Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals). 3.3.7 Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems) Other		Bldg. Section	Description/Condition	
		4	ALL	Non-combustible, non sprinklered.	
		3	ALL	Various pipe/conduit penetrations requires sealing throughout facility. Patch and seal as required to meet code requirements.	\$ 5,000.00
		4	ALL	Painted concrete block walls and Drywall in fair condition at time of survey.	
		4	ALL	Acceptable	
		4	ALL	Acceptable	
		4	ALL	No evidence of problems at time of survey.	
		F.I.	ALL	Air Quality	
		N/A		N/A	
	Overall Bldg Interior Condition & Estim Costs				\$ 21,900.00

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	1958-1980	Surface drainage, some problems around school.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	N/A		None.	
4.1.3	Outside storage tanks.	N/A		No known tanks.	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	4	1958-1980	Fire hydrant on south side of building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		None.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1958-1980	Fire extinguishers located throughout building.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	3		Fire extinguishers required in the Science Prep Room.	\$ 100.00
Other		N/A		N/A	

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	1958-1980	Municipal System. Water pressure and volume is adequate. Water quality is hard.	
4.3.2	Water treatment system(s).	N/A		No water treatment at this school.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1958-1980	No backflow prevention on main water service.	\$ 2,000.00
4.3.4	Piping and fittings.	4	1958-1980	Piping and fittings in good condition, no leaks reported.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1958-1980	Good. Replaced as required. Flush tank water closets, flush valve urinals, vitreous china counter sinks, handicapped accessible stainless steel drinking fountains. Provide eyewash station in Science Prep. Room.	\$ 1,500.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1962	Water heater for central washrooms. HWH in Administration area is leaking and will have to be replaced.	\$ 2,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1958-1980	Municipal Sewage System. No problems reported.	
Other		N/A		N/A	

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	1958	Combination heating and ventilation system. Natural gas fired forced air heating throughout. One furnace per zone - no back-up capacity.	\$ 30,000.00
			1962	Combination heating and ventilation system. Natural gas fired forced air heating throughout. One furnace per zone - no back-up capacity. Gas fired rooftop unit serves corridor.	
			1980	Two, 20 year old gas fired ducted unit heaters feed Gym and Music Room. Units are aging, becoming inefficient and have reached the end of their expected life. Recommend replacing.	
4.4.2	Heating controls (including use of current energy management technology).	4	1958-1980	Electronic thermostats control all heating units.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1958-1980	Outdoor air is provided to all furnaces and mechanical rooms.	
4.4.4	Treatment of water used in heating systems.	N/A		N/A	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	N/A		N/A	
4.4.6	Heating air filtration systems and filters.	4	1958-1980	Furnace filters are changed regularly.	
4.4.7	Heating humidification systems and components.	4	1980	Existing electrical humidification abandoned due to poor water quality and high maintenance costs.	
			1958 1962 1994	There is no humidification in the rest of the school.	

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	1958-1980	Heating distribution ductwork is in good working condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1958-1980	Ductwork is insulated where required.	
4.4.10	Heat exchangers.	4	1958 1962 1980 1994	Owner has expressed concerns with respect to heat exchangers. Heat exchangers in furnaces and unit heaters reported to be in good working order. Heat exchangers in 1994 section are extremely difficult to access, requiring adjacent shelving to be moved, this impacts negatively on maintenance.	
4.4.11	Heating mixing boxes, dampers and linkages.	F.I.	ALL	No fire dampers in furnace rooms. Requirements for fire dampers should be reviewed with local Code authorities.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1962 1994	Change Air units in Science Room 113 & Room 112 causes the room to be either too hot or too cold due to on/off control on gas valve. High Efficiency Gas Fired Furnaces causes the room to be either too hot or too cold due to cold air being delivered to the space while the furnace goes through its pre-purge cycle. Owner wants to replace these furnaces and has budgeted \$60,000 (see Portables, Item 6.1.8).	
4.4.13	Zone/unit heaters and controls.	N/A		N/A	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	4	ALL	See Item 4.4.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.	ALL	As an indicator of Fresh Air supplied to occupied spaces, CO2 short term measurements were taken in selected locations. ASHRAE recommends levels to be below 1000 PPM. Admin. Office ----- 1100 PPM Library ----- 1600 PPM Results: The amount of fresh air supplied to these rooms, and possibly others, should be investigated.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	F.I.	ALL	See Item 4.5.2	
4.5.4	Exhaust systems capacity and condition.	4	1958-1980	Washroom exhausts in good condition.	
4.5.5	Separation of out flow from air intakes.	4	1958-1980	Separations of air intakes are adequate. Fresh air intake on south side of building is close to Bus Lane.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1962	No fume hood in Science Prep Room. Further Investigation may be needed to identify if Science curriculum is such that a fume hood is required. If required then budget \$5,000.00.	
Other		N/A		N/A	

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).	N/A		N/A	
4.5.8	Air filtration systems and filters.	N/A		N/A	
4.5.9	Humidification system and components.	N/A		N/A	
4.5.10	Heat exchangers.	N/A		N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	N/A		N/A	
Other		N/A		N/A	

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		N/A	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A		N/A	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		N/A	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	4	1958	Computer Lab. Furnace has air conditioning coil c/w condensing unit on roof - in good condition.	
Other		N/A		N/A	
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	ALL	Honeywell ESCO installed DDC Control System with space, temperature and alarm monitoring.	
Overall Mech Systems Condition & Estim. Costs					\$ 35,600.00

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				
	5.1.1 Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	5		Main service is 400 Amp, 120/240 V single phase. System is at full capacity. Some space left in main panel.	
	5.1.2 Site and building exterior lighting (i.e., safety concerns).	5		HID exterior lighting is adequate.	
	5.1.3 Vehicle plug-ins (i.e., number, capacity, condition).	5		9 car plug-ins posts c/w 18 ccts. Separate meter and service - 100 Amp, 120/240 V single phase.	
	Other	N/A		N/A	
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
	5.2.1 Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5		Fire Alarm System is in good condition, upgraded two years ago. Edwards Panel.	
	5.2.2 Emergency lighting systems (i.e., safety concerns, condition).	5		Emergency Battery Packs c/w heads, in good condition.	
	5.2.3 Exit lighting and signage (i.e., safety concerns, condition).	5		Exit signs retrofitted with LED lighting, in good condition.	
	Other	N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.3	Power Supply and Distribution		Bldg. Section	Description/Condition	
5.3.1	Power service surge protection.	5		Surge protection available on Computer Room breakers.	
5.3.2	Panels and wireways capacity and condition.	5		Panels are in good condition but old. Use push type breakers. Generally 10% capacity left.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A		N/A	
5.3.4	General wiring devices and methods.	5		General wiring in good condition. Old wiring has been replaced and upgraded.	
5.3.5	Motor controls.	5		DCC Controller introduced for energy retrofit. Appears to be in good condition.	
Other		N/A		N/A	

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).	5		In general lighting levels are adequate. Classrooms: 550 - 600 lux Gym: 450 - 500 lux Library: 650 lux Drafting Room: 550 lux CVDTA: 450 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	5		New lighting system installed as part of energy program. T8 lamps, electronic ballasts used. Retrofit by Honeywell.	
5.4.3	Implementation of energy efficiency measures and recommendations.	5		Complete energy retrofit implemented, applied to lighting and mechanical ventilation. Car plug-ins not connected to energy program.	
Other		N/A		N/A	

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		Telephone system upgraded and connected through new Intercom system. In good condition.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		New Bogen Multicom 2000 System installed. In good condition.	
5.5.3	Network cabling (if available, should be category 5 or better).	5		Cat. 5 cabling used. Hubs are grounded and wired correctly. Hubs are filled to capacity.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	5		Cabling is done Free Air in ceiling space and fed through wire mold or walls or under floor to stations. In good condition.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	5		The closets are in good condition but at full capacity.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3		Power system at capacity. Need more outlets in classrooms.	\$2,000.00
Other		N/A		N/A	

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		N/A	
5.6.2	Intrusion alarms (if applicable).	5		Security System components include motion sensors and door contacts with monitoring agency. System in good condition.	
5.6.3	Master clock system (if applicable).	N/A		N/A	
Other		N/A		N/A	
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		N/A	
5.7.2	Condition of elevators/lifts.	N/A		N/A	
5.7.3	Lighting and ventilation of elevators/lifts.	N/A		N/A	
Other		N/A		N/A	
Overall Elect. Systems Condition & Estim Costs					\$2,000.00

Section 6	Portable Buildings - 1994	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	No concerns at time of survey.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	No concerns at time of survey. Built in 1994.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	No concerns at time of survey.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	No concerns at time of survey.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	No concerns at time of survey.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	3	Requires additional millwork in two classrooms. Provide and install millwork as required.	\$ 6,100.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	3	Chalkboards are damaged. Provide and install chalkboards as required.	\$ 600.00
6.1.8	Heating system.	3	Portables have temperature control problem and ventilation problem. Odours have been reported at different times of the day. Furnaces may need to be replaced. Owner has budgeted for this replacement using Change Air brand furnaces.	\$ 60,000.00
6.1.9	Ventilation system.	3	Refer to item 6.1.8	
6.1.10	Electrical, communication and data network systems.	5	Light level at 500 lux - adequate. Wiring and service size is adequate. Integrated with school's system.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	Air quality	
6.1.12	Barrier-free access.	4	Acceptable	
	Overall Portable Bldgs Condition & Estim Costs			\$66,700.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	5	66.5	332.6	2	80.0	160.0	172.6	<p>Calculations for a new facility are based on the assumption that this school is to be considered a 6x6 core comprising a mixture of Elementary and Junior High students. This school is rated as 325 Total Capacity with exemptions totalling 90. Our calculations ignore the exemptions. This school is severely overcrowded with actual numbers in excess of 450 students. Classroom size shown is an average area.</p> <p>6 portables (net CR area 68.2 sq m. each).</p>
		6	68.2	409.2	6	70.0	420.0	-10.8	
7.2	Science Rooms/Labs	1		77.7	1	95.0	215.0	-137.3	
					1	120.0			
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		121.3	1	130.0	310.0	-188.7	
					2	90.0			
7.4	Gymnasium (incl. gym storage)	1		444.8	1	430.0	473.0	-28.2	
					1	43.0			
7.5	Library/Resource Areas	1		121.0	1		160.0	-39.0	
7.6	Administration/Staff, Physical Education, Storage Areas			357.4			393.1	-35.7	
7.7	CTS Areas								
	7.7.1 Business Education			0.0					
	7.7.2 Home Economics			0.0					
	7.7.3 Industrial Arts			0.0					
	7.7.4 Other CTS Programs			0.0					
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			817.3			784.7	32.6	<p>"Other Instructional Area" calculations for Equivalent New Facility employs standard formulas for core plus an allowance of 180 sq. m. for the group of 6 portables.</p>
	Overall Space Adequacy Assessment			2681.3			2915.8	-234.5	

Evaluation Component/ Sub-Component	Additional Notes and Comments
	NONE