

School Name:	Pigeon Lake Regional High School			School Code:	3104	
Location:	Falun			Facility Code:	674	
Region:	CENTRAL			Superintendent:	Dr. Hal Kluczny	
Jurisdiction:	Wetaskiwin Regional School Division No. 66			Contact Person:	Bryan Rabel	
				Telephone:	(780) 352 - 6018	
Grades:	7 thru 12			School Capacity:	540	
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	1965	1	2620.7	Masonry, Flat - 4 ply BUR. Brick, stucco	Classrooms: individual gas fired units/HW radiation. Admin+: boiler w/HW radiation.	Mini plans updated 1998, but data sheet (circa 1990) needs to be updated.
Additions/ Expansions	1983 1997	1 1	1141.3 587.5	Same as above Same as above	School systems: 3- SFHE BLRS supre Hot (Ex-4) 2- C.I. Boilers - BLRS (Poor-2) 6 - FA Supply Fans (Ex-4) 6 - FA Supply Fans HWH (Ex-4) 6 - FA gas Fired MUA (fair-3), 2- FA SA Fans (Poor-2) 2- RA Fans (Poor-2) 1- FA supply Fan (Ex-4) Major upgrades & expansion in 97, 1965 section upgrades pending.	School Requires Major Modernization
					Evaluator's Name & Company:	R. Ashley / Riddell Kurczaba Arch.

Upgrading/ Modernization (identify whether minor or major)	1965 (1983)	1	710.2	Combustible. Construction	Minor Mechanical Upgrades	Minor Modernization - A/M/E
	1965 (1984)	1	479.7	Combustible. Construction	Minor Mechanical Upgrades	Minor Modernization - A/M/E
	1965 (1997)	1		Combustible. Construction	Mechanical Modernization	Major Modernization - A/M/E Gym Renovation
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1989	1	210	Frame/ B.U.R. /Metal siding.	FA Gas Furnaces, Palmair- poor (2)	2 units
	1989 (1997)	1				Relocated existing Portables -2 units
	1997	1	210	Frame/ B.U.R. /Metal siding.	FA Gas Furnaces, Palmair- poor (2.	Additional 2 units.
List of Reports/ Supplementary Information	Roof Report Mini-Plans updated 1998; Data sheet last updated 1990 . No Code Review Report, No Hazardous Material Report Maintenance / Evaluation Report Standard Assessment and Utilization Report					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site conditions are fair condition - site grading (site/ parking), sidewalk and security upgrades needed.	\$ 136,000.00
2	Building Exterior	Exterior is in good condition, Except 1965 section needs upgrades.	\$ 509,500.00
3	Building Interior	Interior finishes are fair to good condition - except in the 1965 section which needs extensive finishes upgrades.	\$ 684,800.00
4	Mechanical Systems	Building is served by three new hot water gas unit ventilators and a central air handling unit. The unit ventilators have reached their life expectancy and need replacement.	\$ 897,500.00
5	Electrical Systems	Existing system is in good condition, except gym lighting and data.	\$ 22,000.00
6	Portable Buildings	Fair - interior finishes and chalk/tack boards need upgrading	\$ 109,200.00
7	Space Adequacy:		\$ -
	7.1 Classrooms	(- 20) Fair - Some classrooms small in size (~70 m2)- tight for 30+ students. Poor storage	\$ -
	7.2 Science Rooms/Labs	(- 120) Fair - needs modernization.	\$ -
	7.3 Ancillary Areas	(156) OK, no drama space, lack of music room storage.	\$ -
	7.4 Gymnasium	(- 172) Fair, gym small, no stage or dividing wall, no sight lines to weight room, inadequate storage (shed used).	\$ -
	7.5 Library/Resource Areas	(- 103) Fair, need separate AV storage area, no share with server - too hot AV supplies..	\$ -
	7.6 Administration/Staff Areas	(- 344) Fair, inadequate storage, elec. room not proper storage area.	\$ -
	7.7 CTS Areas	(- 181) Poor - short space for auto shop and cosmetology, small wood shop lacks adequate storage.	\$ -
	7.8 Other Non-Instructional Areas (incl. gross-up)	(232) Good -	\$ -
	Overall School Conditions & Estim. Costs	Net Space Shortage: (-) minus 552 square meters, smaller than recommended standards	\$ 2,359,000.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4		
1.1.2	Outdoor athletic areas.	4		
1.1.3	Outdoor playground areas, including condition of equipment and base.	N/A		
1.1.4	Site landscaping.	2	South side of school needs landscaping, otherwise OK.	\$ 18,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Few site accessories.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	2	Needs grading and weeping tiles to drain water away from building.	\$ 48,000.00
1.1.7	Evidence of sub-soil problems.	4		
1.1.8	Safety and security concerns due to site conditions.	2	Needs a security upgrade (existing blind spots and problem areas) - add cameras	\$ 10,000.00
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		
	1.2.2 Surfacing of on-site road network (note whether asphalt or gravel).	3	Gravel. Needs some grading and calcium, esp. west side of school (ruts).	
	1.2.3 Bus lanes/drop-off areas (note whether on-site or off-site).	4	On-site	\$ 8,000.00
	1.2.4 Fire vehicle access.	4		
	1.2.5 Signage.	4		
	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	Sufficient parking and plug-ins.	
1.3.2	Layout and safety of parking lots.	4		
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Gravel, minor repairs, more gravel, grading, calcium.	\$ 8,000.00
1.3.4	Layout and safety of sidewalks.	3	Improve, add sidewalks west and east sides. North OK.	\$ 12,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Repair - replace damaged sections of sidewalk cracked, splading. Replace east step area	\$ 24,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	No HC ramps, add ramps.	\$ 8,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$ 136,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1	Overall Structure				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	2	All	Some building settlement causing the doors to stick (bind) -adjusts doors. Generally OK, except at junction of old-new connections in floor (slab on grade and crawl space) and Grade beam /floor slabs - visible changes in floor level. In 1965 section floors are wavy (crawl space moisture) possible subfloor damage, replace/repair subfloor, add vapor barrier, replace flooring.	\$ 101,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	2	All	Appear OK, Although some building settlement walls have minor cracks, fill and paint.	\$ 2,000.00
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	Some building settlement affecting roof, primarily roof membranes, see 2.2.1	
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).	2	All	1965 - original 4 ply BUR, resurfaced 1983 (16 yrs old), repair roof leaks until replacement ~2200 m2. 1983 section - Original 4 ply BUR. replaced with metal in 1995 (4 years old) , 1997 section - 2 ply Mod. and metal (18 months old) has leaks in roof - but under warranty, Minor roof repairs in done in 1996 - 2 ply Mod., otherwise OK.	\$ 92,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	Install new RWLs to redirect water in conjunction with weeping tiles and grading	cost in 2.3.4
2.2.3	Control of ice and snow falling from roof.	2	All	South and east sides(1983,1965) hazardous situation. Snow fence temporary solution, add snow stops and larger gutters - slow snow melt by retaining snow cover on roof/not exposed metal roof.	\$ 12,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2	All	Repair leak in Library sky lights, others are OK.	\$ 15,000.00
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	4	All	Brick, stucco, metal siding	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	Replace deteriorating wood fascia/soffits with metal ones.	\$ 12,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	Appear OK, although there is a large fly infiltration from somewhere, needs to be analyzed.	\$ 3,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	2	All	Reroute RWLs, with site work to reduce drainage problem,	\$ 8,000.00
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2	All	Cracks in masonry walls - repair, fill and paint. (esp. 1965 section)	\$ 4,000.00
Other					

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).	2	All	Metal doors generally OK, replace all wood doors and hardware (1965) with metal.	\$ 24,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Replace wood door accessories, cost include above,	see 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	OK, no problems note at this time.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Aluminum frame windows in good condition. Replace deteriorating Wood frame windows (1965 section).	\$ 232,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	Aluminum frame windows in good condition. Replace damaged screens, etc.. Replace deteriorating Wood frame windows hardware (1965 section) costs included in 2.4.4,	\$ 1,500.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	All	Portable corridor doors have condensation, repair.	\$ 3,000.00
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 509,500.00

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).	3	All	Repair cracks in walls in 1965 section. Masonry and GWB walls in the rest of the school are OK.	\$ 10,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	3	All	Some building settlement causing floor movement at junction of old-new connections in floor (slab on grade / crawl space) and Grade beam /floor slabs - visible changes in floor level (ridging) - some flooring cracked . In 1965 section floors are wavy (crawl space moisture) possible subfloor damage, replace/repair subfloor, add vapor barrier, replace flooring. Some ridging in floors and second floor (1955) springy, see 2.1.1. Otherwise OK,	see 2.1.1
Other		3	Gym	Hardwood floor shows signs of subfloor movement (small gaps between wood slats). Fill and refinish floor.	\$ 4,800.00
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	Sheet vinyl ,12x12 &9x9 tile, wood flooring, ceramic tile -generally OK, except replace floor in 1965 section floors wavy, seams opening and tiles curling, also replace worn carpets.	\$ 160,000.00
3.2.2	Wall materials and finishes.	3	All	Masonry (painting), GWB (painting and minor patching), hardboard, and vinyl panels (cleaning), generally OK. High use and 1965 sections need painting	\$ 56,000.00
3.2.3	Ceiling materials and finishes.	2	All	Replace 12x12 tile with 2x4 susp ceiling . Replace stained 2x4 panels. Otherwise GWB, metal q-deck (gym) and 2x4 susp. panels are OK.	\$ 78,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2	Materials and Finishes (cont'd)				
3.2.4	Interior doors and hardware.	3	All	Metal doors in good condition, Wood doors old/worn (esp.1965 section) replace.	\$ 18,000.00
3.2.5	Millwork	2	1965	Replace millwork in 1965 section, including removing obsolete platforms and renovating science rooms.	\$ 248,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	1	All	Replace lockers in 1965 section (student injuries). Upgrade chalk boards to white boards, replace old, damaged tack boards,	\$ 50,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	All	Replace existing controls on basketball nets. Home Ec equipment upgrades	\$ 28,000.00
3.2.8	Washroom materials and finishes.	2	All	Replace/repair damaged partitions and boys change lockers , otherwise finishes (ceramic tile/ GWB) in good condition	\$ 12,000.00
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.3	Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	All	combustible/non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	3	All	Whole school code review required, fire separations appear to be in place.	\$ 5,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All		
3.3.4	Exiting distances and access to exits.	4	All	Appears OK, see 3.3.2	
3.3.5	Barrier-free access.	4	All		
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	2	All	Hazardous Material Report needs to be done,	\$ 15,000.00
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2	All	Generally OK, except Poor Air Quality, poor air volume too hot, (esp. computer room+ 1965 section). See mech. for costs.	Costs in Section 4.0
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 684,800.00

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	1965 to 1983	Roof storm - part discharges to ground and some is piped to sewage lagoon. Sanitary sewage to off site sewer.	\$-
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibbs).	3	1965 to 1983	No irrigation. Some hose bibbs on building exterior. **Install vacuum breakers on hose bibbs.	\$1,000.00
4.1.3	Outside storage tanks.	4	1965 to 1983	Septic tank and pump with discharge to off site sewer. No known problems.	\$-
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A	1965 to 1983	No hydrant or siameses.	\$-
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	2	1965 to 1983	There are 3 fire hose stations with hoses. Water supply from well water system. No adequate volume or pressure. **Water volume not adequate. Are they required by code? Further investigation required.	\$ 37,500.00
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1965 to 1983	Portable fire extinguisher located throughout the school.	\$-
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).				
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).	3	1965 to 1983	Well water with pump that discharges to underground concrete holding tank. Pump in tank supplies water to school. Water holding tank has problems - condition unknown - **Requires further investigation.	\$ 55,000.00
4.3.2	Water treatment system(s).	N/A	1965 to 1983	No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1965	Backflow preventor on water make-up to H.W. Heating system. Well pump - unknown condition. Water pump - unknown condition. **Replace will and pump.	\$20,000.00
4.3.4	Piping and fittings.	4	1965 to 1983	Water - copper pipe. Could have lead in soldred fittings. Sanitary - cast / ABS - unknown condition. Storm - cast / PVC - unknown condition. **Copper pipe soldered joints may contain lead. Further investigation is required.	\$-
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	1965 to 1983	Water closets - flush valve and flush tank. Urinals - flush valve. Countersinks - Steel with metering taps. Good condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	3	1965 to 1983	Three gas DHW tanks - old tank. Recirc pumps (2). **Replace tanks.	\$15,000.00
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1965 to 1983	Sanitary sewer discharges to off site sewer.	\$-
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).	2	1965 to 1983	Two gas natural draft boiler at 2400 MBH each. Installed in 1995. Serves 1965 centre core area. - back-up. One gas boiler 1840 MBH serves gym / shops - no back-up. 1964 classroom gas unit ventilation have exceeded life expectancy. **Replace gas unit ventilators with a new approved system. Also add back-up boilers for the 1983 boiler system.	\$314,000.00
4.4.2	Heating controls (including use of current energy management technology).	2	1965 to 1983	Partial EMCS - 25% +- of school area. 75% of the school does not have EMCS. **Install EMCS for the entire school.	Costs in 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1965 to 1983	Combustion air is installed but there is a backdraft problem.	\$-
4.4.4	Treatment of water used in heating systems.	4	1965 to 1983	Classroom boilers have chemical treatment. Gym boilers have glycol.	\$-
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1965 to 1983	Boilers have LWCO / Reliefs. Classroom boilers have alarms. Gym boiler does not have alarm.	\$-
4.4.6	Heating air filtration systems and filters.	4	1965 to 1983	Low efficiency filters.	\$-
4.4.7	Heating humidification systems and components.	N/A		No humidification.	\$-

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
	4.4 Heating Systems (cont'd)		Bldg. Section	Description/Condition	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	3	1965 to 1983	Heating piping has mech. joint fittings. Problems / Leaking. Ductwork (1983) - Dirty internally. Portable furnace system - smelly rooms. **1983 clean ductwork	\$20,000.00
4.4.9	Heating piping, valve and/or duct insulation.	4	1965 to 1983	Heating pipes are insulated. Ducts not insulated.	\$-
4.4.10	Heat exchangers.	2	1965 to 1983	Gas unit ventilators / furnaces and shop make-up air unit gas heat exchanger could leak gas. Replace all with new approved system.	costed in 4.4.1
4.4.11	Heating mixing boxes, dampers and linkages.	2	1965 to 1983	Unit ventilators / furnaces / AHU / mixing boxes / dampers / linkages are old. Replace all with new approved system.	costed in 4.4.1
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	1965	1965 Classroom gas unit ventilators and furnace systems. In consistent heat. Gymnasium heating problems. Further review of gym problems required. Replace 1965 system with new approved system.	costed in 4.4.1
4.4.13	Zone/unit heaters and controls.	3	1983	Gym has noisy hot water projection heaters. Electric thermostat control fans. Noisy / Heat Problems. Replace with new approved systems.	\$10,000.00
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.	2	1965 to 1983	New AHU No.1 - 7,000 CFM with return fan 5700 CFM - fair condition. Unit ventilators / furnaces - capacity unknown. **Replace with new approved heating/ventilating system.	\$289,000.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	1965 to 1983	Unknown.	Costs in 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	1965 to 1983	Unknown.	Costs in 4.5.1
4.5.4	Exhaust systems capacity and condition.	4	1965 to 1983	Washroom exhaust systems - fair condition.	\$-
4.5.5	Separation of out flow from air intakes.	4	1965 to 1983	No known problem.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	3	1965 to 1983	Science fume hood and exhaust may not comply with current code. Add new exhaust. Home Economics does not have adequate exhaust. Fume hood required FI. Add exhaust to home Economics.	\$6,000.00
Other		2	1965 to 1983	Dust extractor is a 100% recir. Unit. Must change to full exhaust to outdoors. Shop MUA unit is direct fired. Change to indirect MUA gas. Welding exhaust not adequate. Add new system. Dust extractor required FI. Shop MUA required FI. Add new welding exhaust	\$30,000.00

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	1983	EMCS has been installed to do 25% of the school area. The remaining 75% is electric control.	costed in 4.7.1
4.5.8	Air filtration systems and filters.	4	1965 to 1983	Low efficiency filters.	\$-
4.5.9	Humidification system and components.	N/A		No humidification.	\$-
4.5.10	Heat exchangers.	4	1983	No heat exchanger on the 1993 addition.	\$-
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	1983	1993 addition ducting systems are reasonable condition.	\$-
Other					

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A	1965 to 1983	No cooling.	
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	1965 to 1983	EMCS installed for 25% of the building area. The remaining 75% of the school does not have an ECMS. **Install EMCS for the entire school proposed new and existing mechanical systems.	\$ 100,000.00
	Overall Mech Systems Condition & Estim. Costs				\$897,500.00

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		Underground, 120/208 volt, 3 phase, 4 wire, 1200 amp breaker, peak at 294 amps, 25% rated capacity. New.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4			
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		44 stalls.	
	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		Add smoke detector to top of mechanical room stairs.	\$500.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4			
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4			
	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.	1		No power service surge protection - install.	\$1,500.00
	5.3.2 Panels and wireways capacity and condition.	4		Panels in good condition with 20% space capacity.	
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
	5.3.4 General wiring devices and methods.	3		Circuitry from renovation not documented in panel schedules accurately - trace and label.	\$5,000.00
	5.3.5 Motor controls.	4		Motor controls 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).	2	Gym	Illumination levels below recommend (+25). Refit with new (presently HPS). Levels in the remainder of the school are above +80 in classrooms and above +20 in the corridors.	\$7,500.00
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	N/A			
5.4.3	Implementation of energy efficiency measures and recommendations.	N/A		T-8 technology being added through attrition. Replace failures with new T-8 Technology.	
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		Meridian.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	5		New Rauland.	
5.5.3	Network cabling (if available, should be category 5 or better).	2		Poor installation - Category 5 cable compromised. Determinate and test.	\$4,500.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	2		CAT 5 cable not in conduit.	cost in 5.5.3
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	2		Venting provided ineffective.	\$500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		DED CCTs provided.	
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).	4		Exterior camera.	
5.6.2	Intrusion alarms (if applicable).	3		Add door contacts.	\$2,500.00
5.6.3	Master clock system (if applicable).	N/A			
Other	General maintenance.				
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			
5.7.3	Lighting and ventilation of elevators/lifts.	N/A			
Other					
Overall Elect. Systems Condition & Estim Costs					\$22,000.00

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>		4 units on site, relocated in 1997, arrived used in 1989 (~20 years old) attached/permanent (not on mini-plans).	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	3	Moisture problem under crawl space, using sump pump to drain water, needs site grading and weeping tiles to remove water in and on ground around portables. .	\$ 40,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	2 ply SPS / metal	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	metal siding	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Repair all damaged screens though maintenance ,otherwise OK.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	2	Replace carpet. replace vinyl panels with GWB/paint.	\$ 44,600.00
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)	2	Upgrade chalk and tack boards	\$ 3,200.00
6.1.8	Heating system.	3	Each portable is served by a furnace in poor condition.	\$ 9,500.00
6.1.9	Ventilation system.	3	Ventilation is provided through the furnaces, which probably do not meet code.	\$ 10,500.00
6.1.10	Electrical, communication and data network systems.	4	OK	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	Fire , etc, in good condition. Air quality very poor - dust, mildew (crawl space moisture), see mech. section 6.1.9	
6.1.12	Barrier-free access.	3	Door hardware non HC, otherwise OK	\$ 1,400.00
	Overall Portable Bldgs Condition & Estim Costs			\$ 109,200.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms+ SED CR + 4 portables	14	40 to 84	860	11	80	880	-20	Storage needed. Tiered platforms in classrooms - obsolete
7.2	Science Rooms/Labs + prep rooms(26)	2	114 126	240	3	120	360	-120	Needs modernization
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	3	73 to 150	556	1 3	130 90	400	156	No drama room.
7.4	Gymnasiums - 2, (incl. gym storage and stage)	1 1 1 1	468 48 72	588	1 1	680 80	760	-172	No stage , no dividing partition, no line of sight to weight room, size not acceptable for hosting provincial events, inadequate storage - using outdoor sheds.
7.5	Library/Resource Areas	1	162	162	1	265	265	-103	AV room in used as server room - incompatible, need separate storage area.
7.6	Administration/Staff, Physical Education, Storage Areas,	1 1	185 74	259	1 1 1	357 138 108	603	-344	Lacks enough (appropriate) storage areas, using M/E rooms for storage..
7.7	CTS Areas								
	7.7.1 Business Education	0		0	2	115	230	-230	BSE room is the computer room.
	7.7.2 Home Economics	1	130	130	1	160	160	-30	
	7.7.3 Industrial Arts / other	1	321	321	1 1	280	280	41	Shop area tight, needs more storage, only one shop for all CTS programs. Limited CTS space, no separate auto shop facilities.
	7.7.4 Other CTS Programs VED	1	38	38			0	38	No auto shop, Cosmetology space too small
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area+ SGA/ cafeteria)			1489	1	1257	1257	232	Steps in 1965 section
	Overall Space Adequacy Assessment			4643			5195	-552	

Evaluation Component/ Sub-Component	Additional Notes and Comments
Wall Finishes	Regular painting of schools would enhance the appearance and reduce the maintenance (easier to clean/maintain). Facilities that look good and appear to be kept up (bright, clean appearance) help foster pride in school by students, parents and community, and generally result in less vandalism.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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