School Name:	Pollard Meadows Elementary School				School Code:	7258
Location:	1715 - 48 Street, Edmonton, Alberta				Facility Code:	1272
Region:	Edmonton				Superintendent:	Mr. Emery Dosdall
Jurisdiction:	Edmonton Public Schools				Contact Person:	Mr. Bob Clark
	District #7				Telephone:	(780) 429-8511
Grades:	K-6				School Capacity:	500

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	1980	1	3,239.32	Load bearing concrete block walls, face brick and cedar board exterior, concrete strip footings, flat roof.	The central heating plant consists of two hot water boilers. Classroom, staff and other areas are heated by hot water elements and convectors. Ventilation is provided by two central ventilation systems with overhead diffusers.	
Additions/ Expansions				No addition / expansion to main building. See portable structures.		

Evaluator's Name:	Tonu Mitra
& Company:	Lotus Architecture

Upgrading/ Modernization (identify whether minor or major)	1999			Carpets replaced in main building (major).		Roof replacement proposed in the year 2007.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1982	1	407.35	One set of four portables, permanently attached to the north-east portion of main building. Wood frame, concrete pad footings, flat roof, prefinished metal siding.	Heated and ventilated by gas fired forced air furnaces. Each classroom has an independent furnace.	Five additional freestanding portables are noted in the Standard Assessment and Utilization Report. The freestanding portables have been removed from site. The total capacity and the total building area have been adjusted accordingly.
	1984	1	437.88	One set of four portables, permanently attached to the south-east portion of main building. Wood frame, concrete pad footings, flat roof, prefinished metal siding.	Heated and ventilated by gas fired forced air furnaces. Each classroom has an independent furnace.	
List of Reports/ Supplementary Information	Updated mini-plans. No other reports are available.					

	Evaluation Components	Summary Assessment		Estim. Cost
1	**Site Conditions**	Re-build the north asphalt apron. Repair deteriorated areas and re-seal all of east and south asphalt apron. Re-build swale on east side for proper drainage and reslope grass areas on north and east sides. Provide top soil and seeding. Repair asphalt surfaces on parking lot and driveway, re-seal surfaces.		$ 150,000.00
2	**Building Exterior**	Replace built-up roof of main building and pods. Install new windows on west wall (administration area).		$ 178,500.00
3	**Building Interior**	Building interior is in good condition. No upgrading is needed.		$ -
4	**Mechanical Systems**	A backflow preventor or vacuum breakers should be provided in the water supply to the outdoor hose bibbs. The water supply piping to the sinks in the custodian office and the staff washroom should be replaced. In general, inadequate ventilation is a problem in the school. At all the ventilation units, the minimum ventilation rates should be reviewed and the mixed air controls, mixed air dampers and the fire dampers should be checked for proper operation. The ventilation unit capacities should also be compared to required ventilation rates. All ductwork and the reheat coils should be cleaned and the air systems re-balanced. Some of the supply air diffusers are noisy and should be checked for proper sizing. The steam humidification boiler should be re-commissioned and placed in to operation. An EMCS control system should be also be provided.		$ 191,600.00
5	**Electrical Systems**	Electrical systems are in very good condition. Upgrade the PA/Intercom system.		$ 28,500.00
6	**Portable Buildings**	Replace roof and vinyl floor tiles in both pods. The individual gas fired furnaces in classrooms are capable of providing heat and ventilation. The furnaces are in good condition. Electrical systems in portables are in good condition.		$ 61,400.00
7	**Space Adequacy:**			
	7.1 Classrooms	Excessive	+44.78	
	7.2 Science Rooms/Labs	Deficient	-99.30	
	7.3 Ancillary Areas	Deficient	-86.50	
	7.4 Gymnasium	Excessive	+86.50	
	7.5 Library/Resource Areas	Excessive	+12.60	
	7.6 Administration/Staff Areas	Excessive	+83.76	
	7.7 CTS Areas	N/A	—	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Excessive	+59.50	
	Overall School Conditions & Estim. Costs	Excessive	+101.34	$ 610,000.00

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.	3	Grass areas are generally in good condition. Several bald spots, east of asphalt paving. Provide top soil and seeding.	Included in 1.1.6
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Share community's playground, located beside the school's parking lot. Equipment is old but in good condition. The community is planning to replace play equipment within two years. Asphalt aprons on east and south sides are also used as play areas but are in poor condition (see 1.1.6).	
1.1.4	Site landscaping.	4	Landscaping provided on west (front) side. Fair condition (see 1.1.6).	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	No fences. Bike stand on north-west corner - adequate. Flag pole located near the main entrance.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North side concrete walk, asphalt paving and grass all slope towards the building and main entrance. Water enters interior spaces from the bottom of entrance doors. This condition becomes unsafe during winter. The entrance area slab was recently mudjacked. - Lower asphalt area to slope away from building and on to 48 Street on west side. Re-build concrete slab at main entrance for positive slope. Several areas of asphalt paving on east and south-east sides have settled, resulting in ponding and ice patches. Also, between the two pods, a small asphalt swale has been built with a steel grate cover. The swale does not drain and becomes a large ice patch in winter. Water also flows under portables. - Repair and repack settled areas. Re-build the asphalt swale for positive drainage. Resurface asphalt along plywood skirting of both pods for positive drainage. Patch and repair soft areas and cracks and re-seal entire asphalt apron on east and south-east. Reslope grass along edges of asphalt paving on east and south-east and regrade existing swale to drain to the two existing catch basins. Regrade and reslope landscape area on west and south-west sides for positive slopes from building walls.	$ 147,000.00
1.1.7	Evidence of sub-soil problems.	3	Asphalt paving has settled (see 1.1.6), concrete slab at front entrance has settled and building walls have settled (see Section - 2).	Included in 1.1.6
1.1.8	Safety and security concerns due to site conditions.	2	Ponding and ice patches on asphalt surfaces and water around the main entrance door are safety concerns.	Included in 1.1.6
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	Two pedestrian access poiints (north and south) and parking lot access (south) are all from 48 Street. No problems.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	Driveway to the parking lot is asphalt. Surface is damaged along the edges of City sidewalk. Repair.	Included in 1.3.3
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off site; on 48 Street (front). Parents also drop-off and pick up on 48 Street. No concerns.	
1.2.4	Fire vehicle access.	4	Access available from all sides.	
1.2.5	Signage.	4	Signage provided on the front wall.	
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	40 stalls; some visitor parking included - adequate. No specific barrier-free stalls but temporary signs are provided during public events. All stalls are energized.	
1.3.2	Layout and safety of parking lots.	4	No problems.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt surface. Good slopes to catch basin on west side of the parking lot, however, it appears the catch basin has settled. Asphalt surface around catch basin has deteriorated. Large cracks have also developed on west side. Repair deteriorated areas, including driveway.	$ 3,000.00
1.3.4	Layout and safety of sidewalks.	4	No problems.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Concrete surface. Except at main entrance and north portion (see 1.1.6), drainage is good.	
1.3.6	Curb cuts and ramps for barrier free access.	4	Curb cuts provided at City sidewalk and building entrances are at grade level.	
Other				
	Overall Site Conditions & Estimated Costs			$ 150,000.00

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	1980	Concrete slab on grade. No clear sign of slab settlement from outside.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1980	Load bearing concrete block walls on concrete strip foundations. There are two cracks on north-east corner of gymnasium wall. Evidence of settlement or shifting should be investigated.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1980	Open web steel joists and steel deck. No visible signs of distress from outside.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	**Roofing and Skylights** ***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***		**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	1980	Asphalt and gravel built-up roofing. Asphalt shingles at sloped roofs with clearstorey windows. The built-up roof has a large area of standing water on west side. Ponding and vegetation growth evident in front of mechanical room wall. Many bubbles and soft spots. Roof leaks in several places. The roof should be replaced. Asphalt shingles are in fair condition.	$ 169,000.00
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1980	Good access to roof from mechanical room upstairs. Roof accessories are in good condition.	
2.2.3	Control of ice and snow falling from roof.	4	1980	No concerns.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1980	Clearstorey glazing is in good condition.	
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).	4	1980	Face bricks are in good condition. Cedar siding (see 2.3.2). Cracks on gymnasium wall (see 2.1.2).	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1980	Cedar board fascias and soffits. Cedar boards on gymnasium wall should be stained as regular maintenance.	
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	1980	None visible or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	4	1980	Interior roof drains tied to City main.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1980	North-east portion of gymnasium wall has cracks.	
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).	4	1980	Metal doors on steel frames - good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1980	Hardware being repaired or replaced regularly - good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	1980	Good condition - no concerns.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1980	Aluminum windows. Windows do not have openable sections and are not thermally broken units. Glazing is not hermetically sealed. The design of window is poor and there is an on-going problem with air leaks. Windows were repaired several times in the past. At minimum, the windows on west wall (staff room and administration area) should be replaced with new windows with awning sections. Perimeter of all remaining windows should be caulked as regular maintenance.	$ 9,500.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	N/A	1980	No operable sections.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	1980	Except air leaks on windows, noted on 2.4.4, no other problems visible or reported.	
Other					
					$ 178,500.00

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).	F.I.	1980	Painted concrete block walls: stress cracks are noticeable on north gymnasium wall, in computer room, outside boys' washroom and in few other locations. The causes behind these cracks should be investigated. Painted drywalls and vinyl faced panels are in good condition.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1980	The floor in corridor in east-west direction, outside gymnasium appears to have shifted. The floor has developed cracks along corridor walls. The gymnasium floor appears to have settled and separated from perimeter wall.	
Other					
3.2	**Materials and Finishes**		**Bldg. Section**	**Description/Condition**	
3.2.1	Floor materials and finishes.	4	1980	Original vinyl tiles and quarry tiles - good condition. Several vinyl tiles have cracked due to the floor shifting. These tiles are being replaced regularly. New carpet throughout - good condition. Several boards in gymnasium wood floor are separating (minor).	
3.2.2	Wall materials and finishes.	4	1980	Concrete block painted, drywall painted and vinyl faced panels. Except cracks noted in 3.1.1, all surfaces are in good condition.	
3.2.3	Ceiling materials and finishes.	4	1980	Suspended acoustic tile ceilings and cedar boards on high ceiling in library. All are in good condition and being maintained.	

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	1980	Solid core wood doors and hollow metal doors on pressed steel frames - good condition.	
3.2.5	Millwork	4	1980	Good condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1980	Greenboards and tackboards provided throughout - adequate.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1980	Fixed basketball hoops and hockey nets - good condition. Two basketball hoops on south wall have been removed.	
3.2.8	Washroom materials and finishes.	4	1980	Floors: 25x25mm mosaic tiles. Walls: 100x100mm ceramic tiles. Ceilings: Suspended acoustic tile ceilings. All of the above are in good condition. Vanities and toilet partitions are in good condition. Some fixtures are damaged - see mechanical.	
Other					

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***		**Bldg. Section**	**Description/Condition**	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1980	Non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1980	Appear to be in place.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1980	Appears to be compliant.	
3.3.4	Exiting distances and access to exits.	4	1980	Appear to comply.	
3.3.5	Barrier-free access.	4	1980	The building is barrier-free accessible. Barrier-free washrooms have been provided. Interior ramps to portables.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4	1980	In 1997, samples were tested in boiler room. No asbestos detected.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	1980	Air quality problem in the building was noted - see mechanical. No other concerns.	
Other					
	Overall Bldg Interior Condition & Estim Costs				$ -

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	1980 1982 1984	There are three catch basins, one in the parking lot and two in the school yard. There are no known problems.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	1980 1982 1984	No irrigation system. There are several non-freeze hose bibbs along school perimeter.	
4.1.3	Outside storage tanks.	N/A	1980 1982 1984	No known tanks.	
Other					
4.2	**Fire Suppression Systems**		**Bldg. Section**	**Description/Condition**	
4.2.1	Fire hydrants and Siamese connections.	4	1980 1982 1984	There is no sprinkler system and no Siamese connections. There is a fire hydrant in front of the school and one on the side of the school.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A	1980 1982 1984	No fire suppression sprinkler system.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1980 1982 1984	Portable hand extinguishers located throughout.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	4	1980	There are two storage rooms in which paint and gasoline are stored. Each room has a gravity vent to the outdoors.	
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	1980 1982 1984	Water from City of Edmonton main. Pressure and volume are adequate. See Section 4.3.4.	
4.3.2	Water treatment system(s).	N/A	1980 1982 1984	No water treatment.	
4.3.3	Pumps and valves (including backflow prevention valves).	3	1980 1982 1984	No main pumps. A backflow preventor has been provided for boiler make-up. A backflow preventor or vacuum breakers should be added for the water supply to the outdoor hose bibbs.	$ 3,000.00
4.3.4	Piping and fittings.	3	1980	Although the pressure and volume appear to be adequate at the service mains, there is a minimum amount of water flow at the cold water faucets at sink in the custodians office, and the sink in the staff room washroom. The domestic cold water piping to these two sinks should be replaced.	$ 10,000.00
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1980	Plumbing fixtures in the student's washrooms consist of vanity sinks with timed self closing faucets, floor mounted water closets with flush valves and semi-recessed urinals with flush valves. There are several urinals with cracks that need to be replaced.	$ 15,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1980	There are two domestic water heaters; Rheem with a 571 L/hr recovery and 321 L storage. The heaters and the recirculation pump appear to be in reasonable condition.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1980 1982 1984	Sewers are connected to the City 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).	4	1980	Heating is provided by two hot water boilers; Teledyne Laars Model HQ1666-CN01 with an input of 1666 MBH each. The boilers are in reasonable condition and appear to have adequate capacity.	
4.4.2	Heating controls (including use of current energy management technology.	3	1980	The boilers are controlled by electric and pneumatic controls. Pneumatic space thermostats and hot water zone control valves are used in all classrooms. A new EMCS system should be added to control the boilers. See Section 4.7.1	Included in 4
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	1980	Combustion air supply to the boiler room and the chimney appear to be adequate. Combustion air is heated by a fan coil unit.	
4.4.4	Treatment of water used in heating systems.	4	1980	Chemical treatment is provided through a pot feeder. A side arm filter has also been installed in the heating piping. A backflow preventor has been install in the cold water make-up to the humidification boiler and the heating boilers.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1980	Boilers have low water cut-offs and pressure relief valves. Failure alarms include: boiler flame failure, expansion tank low level and HW low temperature.	
4.4.6	Heating air filtration systems and filters.	N/A	1980	See 4.5.8.	
4.4.7	Heating humidification systems and components.	N/A	1980	See 4.5.9.	

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	1980	The hot water heating distribution system appears to be in reasonable condition.	
4.4.9	Heating piping, valve and/or duct insulation.	4	1980	The piping and ductwork insulation appears to be in reasonable condition. The heating piping and ductwork has been recently checked for asbestos.	
4.4.10	Heat exchangers.	N/A	1980	None.	
4.4.11	Heating mixing boxes, dampers and linkages.	N/A	1980	Not applicable	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	1980	There are no known problems.	
4.4.13	Zone/unit heaters and controls.	3	1980	The zone reheat coils need cleaning.	$ 6,000.00
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.	F.I.	1980	Ventilation is provided by two Trane central fan coil systems. Each system has a supply fan, a preheat coil, mixed air section and a return air fan. AS1 supplies the gym and AS2 supplies the classrooms and other areas. Both units discharge exhaust air into the boiler room. The ventilation systems are in reasonable condition. However problems of inadequate ventilation have been reported. The unit capacities and the heating coils should checked and	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	F.I.	1980	Outdoor air quantity is unknown. A problem with a lack of proper ventilation has been noted. The ventilation rates for the classrooms should be evaluated in detail. The mixed air controls should also be reviewed to ensure the minimum required outdoor air rates are achieved.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1980	Air change rate is unknown. A lack of ventilation and poor air quality has been reported throughout. See Section 4.5.2. All the supply and return air ductwork should be cleaned and all air systems re-balanced. The ductwork should also be checked for closed fire dampers and proper air flow rates.	$ 22,500.00
4.5.4	Exhaust systems capacity and condition.	4	1980 1982 1984	Washrooms have exhaust fans. Capacities are unknown. There are no known problems.	
4.5.5	Separation of out flow from air intakes.	4	1980 1982 1984	No known problems of cross contamination of outdoor air intakes and building exhausts. Separation from exhausts appears adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	n/a	1980 1982 1984	Not applicable	
Other		N/A	1980 1982 1984	Not applicable	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	**Ventilation Systems (cont'd)**		**Bldg. Section**	**Description/Condition**	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1980	The ventilation system is controlled by electric and pneumatic controls. A new EMCS system should be provided. See Section 4.7.1	Included in 4
4.5.8	Air filtration systems and filters.	4	1980	The air filters are low efficiency. No problems have been reported.	
4.5.9	Humidification system and components.	3	1980	There is a steam humidifier which has been decommissioned for the last two years. The humidification steam boiler was manufactured by Hydro Therm. Considering the air quality concerns in the school the steam humidifier should be re-commissioned and operated during the winter months.	$ 1,000.00
4.5.10	Heat exchangers.	N/A		No heat exchanger.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1980	Problems with a lack of ventilation have been reported. Excessive noise from the air supply diffusers has been noted in several classrooms. The outdoor air ventilation rates, the mixed air controls, the mixed air dampers and the fire dampers should all be checked. All the ductwork and the reheat coils should be cleaned and the air systems re-balanced.	Included in 4
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	1980 1982 1984	No cooling system.	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A	1980 1982 1984	No cooling system.	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A	1980 1982 1984	No cooling system.	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A	1980 1982 1984	No cooling system.	
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	1980	Control air is provided by a duplex air compressor with a refrigerated air dryer. Both units appear to be in reasonable condition. There are no central DDC controls in the building. A new EMCS system should be provided.	##########
	Overall Mech Systems Condition & Estim. Costs				##########

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).	4		Underground service from on-site pad mounted transformer. Installation is satisfactory. Main switchboard: 600A,120/208V, 3PH., 4W. Condition of switch board is satisfactory. Ample spare breaker capacity.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4		Building mounted fixtures around the perimeter. Coverage is generally adequate; no, safety concerns expressed any about dark spots. Exterior lighting is photo-cell an and time clock controlled.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Approx. 40 energized parking stalls have been provided. Plug-ins are rail mounted and are in good condition. Plug-ins are time clock and temperature controlled. Number of energized stalls provided appears adequate.	
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).	4	All	Mirtone system. Zoned, supervised and monitored. Condition is good and system is tested annually. System has spare zones. Device coverage and location are satisfactory.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Selected fixtures have been connected to the emergency power system as supplied by an emergency generator. Coverage is adequate.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Illuminated exit signs have been provided over each required exit as per the requirements of the building code. Exit signs are of the incandescent type and in satisfactory condition and all signs are connected to emergency power.	
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		None provided	$ 3,500.00
5.3.2	Panels and wireways capacity and condition.	4	All	Breaker panels have been provided throughout the school for utilization of power. All panels are in satisfactory condition, well identified, and c/w directories. All panels have spare breaker spaces.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4	All	15 kW engine generator set has been provide for emergency power. Engine is natural gas fired. System is c/w a battery charger and automatic transfer switch. System is tested regularly. Installation and operation are satisfactory.	
5.3.4	General wiring devices and methods.	4	All	Receptacles of the duplex type have been provided throughout the school including classrooms. Receptacles are in satisfactory condition. No concerns expressed about number of receptacles or circuits in the classrooms..	
5.3.5	Motor controls.	4		Wall mounted starters have been provide for motor control. Starters are in satisfactory condition. Installation is satisfactory and in accordance with CEC requirements.	
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).	4	All	Fluorescent fixtures have been provided throughout the school. Fluorescent fixtures are c/w T12 lamps and standard ballasts. Fixtures are in good condition, although of the older style. Levels are fairly uniform in all areas.. Average levels in typical areas are as follows: Classrooms: 400 to 600 lux Hallways: 150 to 300 lux Washrooms: 300 lux lux. Staff Rooms: 600 lux Gymnasium: 250 lux Library : 550 lux: Music: 500 lux. Administration: 300 to 400 lux. Computer Lab : 450 lux	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	All	Standard ballasts. Unlikely that any ballasts contain PCB's. No safety concerns expressed.	
5.4.3	Implementation of energy efficiency measures and recommendations.	4	All	Some measures in place, such as controlled parking stalls. Recommend that as existing fixtures fail and need replacing, they be replaced with fixtures utilizing T8 lamps and electronic ballasts. Existing exit lights be replaced with LED type exit lights as the existing exit lights need replacing.	
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		Original telephone system has been provided. System is satisfactory and adequate for the school's needs.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	All	Rauland MCI 200A PA/intercom system has been provided. System is obsolete, prone to frequent breakdowns and parts are hard to obtain.	$ 25,000.00
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat 5 cabling has been provided for the administration and outlets in all classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		Data cabling installation is satisfactory.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4		Data rack installed c/w patch panels in the computer lab. Installation is satisfactory. Room for expansion.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4		Dedicated circuits have been provided for the administration computers and also for the computers in the computer lab.	
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).	4	All	Intrusion alarm has been provided. System consists of motion sensors, door contacts, etc. System is monitored and operation is satisfactory.	
5.6.3	Master clock system (if applicable).	4	All	No master clock system provided. Electric clocks have been provided in all areas.	
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				$ 28,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**1982 - FOUR ATTACHED PORTABLES (POD) ON NORTH-EAST**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	F.I.	Concrete pad footings. Wood frame structure. Some evidence of stress developing on floor. Vinyl tiles around classroom doors keep separating.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Asphalt and gravel built-up roofing. The roof has deteriorated - replace. Extend rain water outlet past skirting so water will drain away from pod.	$ 24,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4	Prefinished metal siding. Some dents. Plywood skirting is old. Paint skirting and provide vents as regular maintenance.	
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Solid core wood doors and steel frames. Old residential type sliding aluminum windows - functional.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floors: New carpet - good condition. Old vinyl tiles - replace. Walls: Vinyl faced panels - good condition. Ceilings: Suspended acoustic tile ceilings - good condition.	$ 4,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Old but functional.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Greenboards and tackboards provided - adequate.	
6.1.8	Heating system.	4	Each classroom has an individual gas fired furnace capable of providing heat and ventilation. Each furnace can draw ventilation air from the outdoors.	
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in portable are in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	4	No concerns.	
6.1.12	Barrier-free access.	4	Access provided via an interior ramp from the main building.	
	Overall Portable Bldgs Condition & Estim Costs			$ 28,000.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.		**1984 - FOUR ATTACHED PORTABLES (POD) ON SOUTH-EAST**	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	Concrete pad footings. Wood frame structure. No signs of stress.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	3	Asphalt and gravel built-up roofing. The roof has deteriorated - replace. Extend rain water outlet past skirting so water will drain away from pod.	$ 24,000.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Prefinished metal siding. Some dents. Plywood siding above and below windows has deteriorated. Replace with prefinished metal panels. Plywood skirting is old. Paint skirting and provide vents as regular maintenance.	$ 5,400.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4	Solid core wood doors on steel frames - good condition. Old residential type sliding aluminum windows - functional.	
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Floors: New carpet - good condition. Old vinyl tiles - replace. Walls: Vinyl faced panels - good condition. Ceilings: Suspended acoustic tile ceilings - good condition.	$ 4,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Old but functional.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Greenboards and tackboards provided - adequate.	
6.1.8	Heating system.	4	Each classroom has an individual gas fired furnace capable of providing heat and ventilation. Each furnace can draw ventilation air from the outdoors.	
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.	4	Electrical systems in portable are in good condition.	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	F.I.	The crawl space stinks. Odour is felt strongly on north-east classroom. There are no vents in skirting and water entering crawl space may be rotting materials underneath.	
6.1.12	Barrier-free access.	4	Access provided via an interior ramp from the main building.	
	Overall Portable Bldgs Condition & Estim Costs			$ 33,400.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15		1,164.78	14	80	1,120	44.78	
7.2	Science Rooms/Labs	1		90.70	2	95	190	-99.30	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	5		313.50	1 3	130 90	400	-86.50	
7.4	Gymnasium (incl. gym storage)			559.50	1 1	430 43	473	86.50	
7.5	Library/Resource Areas			232.60			220	12.60	
7.6	Administration/Staff, Physical Education, Storage Areas			594.86			511.1	83.76	
7.7	CTS Areas								
	7.7.1 Business Education	N/A						—	
	7.7.2 Home Economics	N/A						—	
	7.7.3 Industrial Arts	N/A						—	
	7.7.4 Other CTS Programs	N/A						—	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1,128.61			1,069.11	59.50	
	Overall Space Adequacy Assessment			4,084.55			3,983.21	101.34	

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

Evaluation Component/ Sub-Component	Additional Notes and Comments

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