

School Name:	IDYLWYLDE ELEMENTARY			School Code:	7135	
Location:	EDMONTON			Facility Code:	1181	
Region:	4 NORTH			Superintendent:	DR. EMERY DOSDALL	
Jurisdiction:	EDMONTON SCHOOL DISTRICT NO. 7			Contact Person:	MR. R. A. CLARK	
				Telephone:	(780) 429-8511	
Grades:	K-VI			School Capacity:	275	
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	1950	1	1712.8	WOOD FRAME ON CONC FOUNDATION (CRAWL SPACE), BUILT-UP ROOF, STUCCO/BRICK CLADDING.	UNIVENT WALL PACK STEAM HEATING AND VENTILATION UNITS ARE INSTALLED AT ALL PERIMETER ROOMS.	
Additions/ Expansions	1956	1	402.6	SIMILAR TO ORIGINAL CONSTRUCTION.	SAME AS ABOVE.	ADDITION OF LIBRARY, 2 CLASSRMS @ SOUTH END OF ORIGINAL SCHOOL BUILDING.
					Evaluator's Name:	Croy Yee
					& Company:	ANTHONY K. ENG ARCHITECT LTD.

<p>Upgrading/ Modernization (identify whether minor or major)</p>				<p>MINOR INTERIOR RENOVATIONS & FINISH UPGRADES SINCE ORIGINAL CONSTRUCTION (SEE MARK- UPS ON MINI-PLAN). INCL EXPANSION OF STAFF AREA, CONVERSION OF '56 LIBRARY INTO CR'S, RENOVATION OF ORIGINAL SCIENCE RM & GIRL'S PLAYRM INTO LIBRARY (DATES UNKNOWN).</p>		
<p>Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)</p>						
<p>List of Reports/ Supplementary Information</p>	<p>1999 EPSB BUILDING CONDITION REPORT. NO ASBESTOS/HAZARDOUS MATERIALS AUDIT AVAILABLE. NO ROOF CONDITION REPORT AVAILABLE. MINI-PLANS NOT UP TO DATE.</p>					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	EXISTING SITE SIZE, FEATURES SATISFACTORY. PAVING OF VEHICLE PARKING AREA & ACCESS ROAD, REPLACEMENT OF CONCRETE PAVING FOR BARRIER-FREE ACCESS RECOMMENDED.	\$ 27,300
2	Building Exterior	EXTERIOR COMPONENTS IN FAIR TO POOR CONDITION, W/ DOORS & WINDOWS NEEDING REPLACEMENT, ALONG WITH SOME FINISH RENEWAL & REPAIR.	\$ 92,150
3	Building Interior	OLDER SHEET FLOORING, WORN VCT & CARPET AREAS, REQUIRE REPLACEMENT. MISCELLANEOUS AREAS OF WALL FINISH, MILLWORK NEED REFINISH. REPLACEMENT OF DOORS, & RAMPS, AUTOMATIC ENTRANCE DOOR FOR BARRIER-FREE ACCESS RECOMMENDED. RENOVATION WORK FOR EXIT SEPARATE FROM LIBRARY NEEDED TO COMPLY W/ CODE. ASBESTOS AUDIT NEEDED.	\$ 107,900
4	Mechanical Systems	UNIVENT WALL PACKS DO NOT PROVIDE SUFFICIENT VENTILATION REQUIREMENTS. NEW HEATING AND VENTILATION SYSTEMS ARE REQUIRED.	\$ 336,150
5	Electrical Systems	INTERIOR AND EXTERIOR LIGHTING SYSTEMS SHOULD ALL BE REPLACED. FIRE ALARM SYSTEM SHOULD BE UPGRADED WITH A MAP AT THE ENTRANCE AND VISUAL DEVICES. EMERGENCY LIGHTING SYSTEM ALSO REQUIRES UPGRADING.	\$ 75,600
6	Portable Buildings	NONE EXISTING	
7	Space Adequacy:		
	7.1 Classrooms	EXIST TOTAL INCL 2 CR'S USED FOR DAYCARE. NUMBER OF CR'S EXCEEDS PROV STANDARD BY 1. CR'S CLOSE TO STANDARD SIZE.	
	7.2 Science Rooms/Labs	EXIST CR LACKS ADEQUATE STORAGE SPACE/ROOM	
	7.3 Ancillary Areas	EXIST INCL 1 COMPUTER RM, 1 MUSIC RM. DEFICIENT IN SIZE, SHORT 1 RM BY PROV STANDARD.	
	7.4 Gymnasium	EXIST INCL STAGE AREA,; SLIGHTLY BELOW PROV STANDARD.	
	7.5 Library/Resource Areas	EXIST LIBRARY COMBINES FORMER SCIENCE CR & GIRL'S PLAYRM. ADEQUATE SIZE.	
	7.6 Administration/Staff Areas	LACKS CHANGE/SHOWER AREAS/PE OFFICE; OVERALL STORAGE AREA DEFICIENT.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	ADEQUATE; EXIST INCL PLAYRM/MULTI-USE AREA.	
	Overall School Conditions & Estim. Costs		\$ 639,100

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	ADEQUATE	
1.1.2	Outdoor athletic areas.	4	INCLUDES ATHLETIC FIELD & BASEBALL DIAMOND.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	NEWER PLAY EQUIPMENT W/ SAND BED, IN GOOD CONDITION.	
1.1.4	Site landscaping.	4	CONSISTS MOSTLY OF MATURE CONIFEROUS TREES, SHRUBS @ FRONT, SODDED THROUGHOUT. SATISFACTORY CONDITION.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	FLAGPOLE MOUNTED ON BUILDING IN GOOD CONDITION. GOALPOSTS, & BIKE RACKS ON WEST SIDE REQUIRE PAINTING. SMALL SECTION OF CHAIN LINK FENCE @ SOUTH END NEEDS REPAIR.	\$ 2,000
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	APPEARS SATISFACTORY.	
1.1.7	Evidence of sub-soil problems.	4	NONE NOTED.	
1.1.8	Safety and security concerns due to site conditions.	4	NONE NOTED OR OBSERVED.	
	Other			
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	PEDESTRIAN & VEHICLE DROP-OFF ACCESS PRIMARILY FROM FRONT (EAST) & POSSIBLY NORTH/SOUTH ENDS; NO PROBLEMS HAVE BEEN CITED. SEPARATION FROM STAFF PARKING ON WEST SIDE MAINTAINED.	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	PAVED ACCESS ROAD TO STAFF PARKING IN POOR CONDITION; NARROW WIDTH ALLOWS ONLY SINGLE CAR TO OCCUPY. RE-PAVING RECOMMENDED; WIDENING SHOULD BE CONSIDERED.	\$ 10,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	BUS DROPS OFF AT STREET IN FRONT. NO PROBLEMS EXPERIENCED DUE TO LOW NUMBER OF STUDENTS USING BUS.	
1.2.4	Fire vehicle access.	4	ACCESSIBLE ON THREE SIDES.	
1.2.5	Signage.	4	LARGE IDENTIFICATION LETTERS ON GYM WALL @ FRONT - SLIGHTLY OBSCURED FROM THE NORTH BY LARGE CONIFEROUS TREES.	
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).	3	VEHICLE PARKING @ WEST SIDE, W/ 11 NUMBERED & ELECTRIFIED STALLS, 11 ADDITIONAL STALLS. PARKING CURBS SHOULD BE INSTALLED AGAINST BUILDING.	\$ 800
1.3.2	Layout and safety of parking lots.	4	APPEARS ADEQUATE. ACCESS TO PLAYGROUND CROSSES PARKING LOT, BUT TRAFFIC IS VERY LIMITED.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	GRAVEL SURFACE UNEVEN & REQUIRES EXCESSIVE MAINTENANCE; ASPHALT PAVING RECOMMENDED.	\$ 12,000
1.3.4	Layout and safety of sidewalks.	4	LOCATED PRIMARILY ALONG FRONT & WEST SIDES; GENERALLY GOOD CONDITION, W/ SOME CRACKS.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	APPEARS ADEQUATE.	
1.3.6	Curb cuts and ramps for barrier free access.	3	SECTION OF SIDEWALK @ FRONT ENTRANCE NEEDS REPLACEMENT TO FACILITATE BARRIER-FREE ACCESS. ADDITIONAL ASPHALT TOPPING @ WEST SIDE (IF RE-PAVING PROCEEDS) WOULD ACHIEVE ACCESSIBILITY FROM STAFF PARKING AREA. MULTIPLE CONCRETE STEPS @ NORTH/SOUTH ENDS WOULD REQUIRE REPLACEMENT W/ LARGE RAMPS & NOT RECOMMENDED @ THIS TIME.	\$ 2,500
	Other			
	Overall Site Conditions & Estimated Costs			\$ 27,300

2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4	1950/ 1956	WOOD JOISTS/BEAMS ON CONCRETE FOUNDATION. SOME AREAS OF FLOOR EXHIBIT SLIGHT DEPRESSIONS/UNEVENNESS, LIKELY DUE TO AGE DEFLECTION, POSSIBLY EXACERBATED BY PAST WATER INFILTRATION (SEE SECTION 4. MECH). FURTHER MOVEMENT NOT EXPECTED.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1950/ 1956	NONE OVERALL. A SMALL CRACK WAS NOTED @ PARTITION BETWEEN 2 CR'S ON WEST SIDE , NORTH END; FURTHER MOVEMENT IS NOT EXPECTED.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1950/ 1956	NUMEROUS CRACKS NOTED @ CEILINGS IN SEVERAL CLASSRMS, POSSIBLY FROM NORMAL DEFLECTION OF ROOF JOISTS. REQUIRES MONITORING FOR CHANGES.	
Other					

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).	4	1950/ 1956	EXISTING BUILT-UP ROOF APPEARS TO BE IN GOOD CONDITION, W/ MINIMAL BARE AREAS. SECTIONS ARE WELL SLOPED W. ROOF DRAIN LOCATED @ EACH SECTION. NO LEAKS REPORTED. SATISFACTORY SERVICE CAN BE EXPECTED FOR 5-10 MORE YEARS.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3	1950/ 1956	FLASHINGS IN GOOD CONDITION. METAL ACCESS LADDER TO GYM ROOF REQUIRES REPAINTING.	\$ 250
2.2.3	Control of ice and snow falling from roof.	4	1950/ 1956	NO PROBLEMS NOTED.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).			N/A	
Other		2	1950/ 1956	CONC CAP & UPPER MASONRY WALLS OF BOILER CHIMNEY IN VERY POOR CONDITION - REPAIR/REPLACEMENT NEEDED.	\$ 2,500

2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg. Section	Description/Condition	
	2.3.1 Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1950/ 1956	PRIMARYLY PAINTED STUCCO W/ SOME AREAS OF BRICK CLADDING & PAINTED FIBREGLASS SIDING PANELS, & PAINTED WOOD SIDING @ NORTH/SOUTH ENTRANCES. GENERALLY IN GOOD CONDITION, WITH MISCELLANEOUS FINISH & MORTAR CRACKS. PAINTED CEMENT BASEBOARD @ BOTTOM IS DETERIORATING & FALLING OFF AT APPROX. 30 % OF AREAS. REPAIR AT ALL AREAS REQUIRED.	\$ 4,000
	2.3.2 Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1950/ 1956	PAINTED WOOD SOFFITS @ ENTRANCES IN GOOD CONDITION.	
	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	1950/ 1956	WALLS LIKELY CONTAIN MINIMAL INSULATION; NO PROBLEMS NOTED.	
	2.3.4 Interface of roof drainage and ground drainage systems.	3	1950/ 1956	MOSTLY INTERNAL ROOF DRAINS; DOWNSPOUTS DRAINING ENTRANCE CANOPIES NEED TO BE EXTENDED DOWN TO SPLASHPADS.	\$ 400
	2.3.5 Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1950/ 1956	SEE 2.1.2.	
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1950/ 1956	PAINTED SOLID CORE WOOD DOORS IN FAIR TO POOR CONDITION. DUE TO AGE & POORLY FUNCTIONING CLOSERS/PANIC HARDWARE, REPLACEMENT IS RECOMMENDED (C/W FRAMES).	\$ 10,000

2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1950/ 1956	SEE 2.4.1.	INCL. @ 2.4.1
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	3	1950/ 1956	SEE 2.4.1.	INCL. @ 2.4.1
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	1950/ 1956	WINDOWS ORIGINAL PAINTED WOOD, W/ FIXED & AWNING TYPE, DOUBLE GLAZED. FINISHES WORN, MOISTURE INFILTRATION COMMON, MANY NON-OPERATIONAL. REPLACEMENT OF ALL IS RECOMMENDED. (INCLUDES @ CLASSRMS, GYM, PLAY AREAS, LIBRARY, STAFF/ADMIN AREAS).	\$ 75,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	1950/ 1956	SEE 2.4.4.	INCL. @ 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	2	1950/ 1956	SEE 2.4.4.	INCL. @ 2.4.4
Other					
Overall Bldg Exterior Condition & Estim Costs					\$ 92,150

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	1950/1956	GENERALLY IN GOOD CONDITION; SEE 2.1.2.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1950/1956	GENERALLY GOOD CONDITION, WITH SOME UNEVENNESS WHICH MAY HAVE BEEN EXACERBATED BY WATER INFILTRATION CAUSED BY SEWER BACKUP (SEE SECTION 4).	
Other		4	1950/1956	CEILING CRACKS @ SOME ROOMS MAY BE FROM NORMAL JOIST DEFLECTION; TO BE MONITORED FOR FURTHER MOVEMENT.	
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	3	1950/1956	EXIST SHEET FLR @ 5 CR'S & PARTS OF OTHER CR'S, CARPET @ 1 CR, IN MARGINAL CONDITION W/ REPLACEMENT RECOMMENDED. SHEET FLR @ ADMIN/OFFICE, NEWER CARPET @ MUSIC, REMAINING CR'S, LIBRARY IN ACCEPTABLE CONDITION. REPLACE OLDER WORN VCT & CARPET @ SOUTH & NORTH CORRIDORS TO MATCH NEW CENTRAL CORRIDOR SHEET FLR. REFINISH HARDWOOD FLR @ GYM/STAGE. INSTALL SHEET FLR @ CENTRAL PLAYRM & VESTIBULES. REPLACE VCT @ KITCHEN & CUSTODIAL OFFICE.	\$ 42,000
3.2.2	Wall materials and finishes.	3	1950/1956	PARTITIONS PRIMARILY PAINTED GYP BD/PLASTER, W/ SOME PREFINISHED PANELLING @ SOME CLASSRMS. GENERALLY IN GOOD CONDITION. CORRIDORS WITH PAINTED LOWER PROTECTION BOARDS REQUIRE REFINISHING. REPAIR WALLS W/ MINOR CRACKS & REPAINT.	\$ 6,000
3.2.3	Ceiling materials and finishes.	3	1950/1956	CEILINGS @ CORRIDORS, STAFF/ADMIN, CLASSRMS PAINTED GYP BD OR PLASTER, EXCEPT A/C TILE @ MUSIC & LIBRARY. REPAIR & REFINISH REQUIRED @ 3 CR'S WITH HAIRLINE CRACKS. PAINTED CEILING PANELS @ GYM IN GOOD CONDITION.	\$ 2,000
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.4	Interior doors and hardware.	3	1950/ 1956	EXIST PAINTED SOLID CORE DOORS IN WORN CONDITION - REPLACEMENT INCL FRAMES RECOMMENDED.	\$ 18,500
3.2.5	Millwork	3	1950/ 1956	ORIGINAL WOOD VENEER SHELVING & COAT STORAGE COMPARTMENTS @ EACH CR IN NEED OF REFINISHING.	\$ 3,600
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1950/ 1956	ORIGINAL CHALKBOARDS REQUIRE RE-SURFACING; WHITEBOARDS @ SOME ROOMS IN GOOD CONDITION.	\$ 5,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).			NONE NOTED	
3.2.8	Washroom materials and finishes.	3	1950/ 1956	TERRAZZO FLOORING (W/ SOME MOSAIC TILE @ BOY'S) IN GOOD CONDITION. WALLS PAINTED GYP BD IN GOOD CONDITION, EXCEPT BOYS WASHRM NEEDS REPAINTING. PAINTED CEILING FINISH IN GOOD CONDITION. PAINTED METAL STALL PARTITIONS & PLAS LAM VANITIES IN GOOD CONDITION - RECAULK VANITY-WALL JOINT.	\$ 800
Other					
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		Bldg. Section	Description/Condition	

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost	
	<i>appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>				
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1950/ 1956	COMBUSTIBLE, NON-SPRINKLERED, ALLOWABLE DURING DATE OF CONSTRUCTION.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	1950/ 1956	APPEARS SATISFACTORY, EXCEPT PARTITION BETWEEN DAYCARE & COMPUTER ROOMS @ SOUTH END OF SCHOOL MAY NOT HAVE REQUIRED SEPARATION.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	FI	1950/ 1956	UNCONFIRMED CONSTRUCTION @ MANY AREAS; ASSUMED ADEQUACY. CORRIDOR DOORS KEPT OPEN WITHOUT MAGNETIC LOCK/FUSIBLE LINK; NEEDS FURTHER INVESTIGATION.	
3.3.4	Exiting distances and access to exits.	3	1950/ 1956	EXIT SHOULD NOT BE THROUGH LIBRARY - TO MAINTAIN TWO DIRECTIONS OF EXIT FOR GIRL'S WASHRM, EXIT CORRIDOR SEPARATED FROM REST OF LIBRARY SHOULD BE CONSIDERED. APPEARS ADEQUATE ELSEWHERE.	\$ 10,000
3.3.5	Barrier-free access.	2	1950/ 1956	STEPS @ FRONT ENTRANCE & TO BOY'S WASHRM (EXIST RAMP INSTALLED TO ACCESS GIRL'S WASHRM) PRESENT BARRIERS TO DISABLED ACCESS. INSTALLATION OF RAMPS RECOMMENDED, ALONG W/ AUTOMATIC FRONT DOOR. WASHRM STALLS HAVE ADEQUATE CLEARANCE, BUT BOY'S STALL SWING IN & DOES NOT CLEAR W/C FIXTURE. ADD TILT MIRROR.	\$ 12,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	FI	1950/ 1956	ASBESTOS MATERIALS LIKELY PRESENT IN FINISHES & PIPE INSULATION; ASBESTOS AUDIT RECOMMENDED.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	1956	COAT STORAGE RACKS @ SOUTH END OF CORRIDOR APPEAR OBTRUSIVE & HAZARDOUS ALONG PATH OF EXIT - REPLACE W/ SAFER DESIGN.	\$ 8,000
Other					
Overall Bldg Interior Condition & Estim Costs					\$ 107,900

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	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	4	ALL	EXTERIOR HOSE BIBBS ARE EXPOSED WITH SCREWED ON VACUUM BREAKERS.	
4.1.3	Outside storage tanks.	N/A		N/A	
Other		N/A		N/A	
4.2	Fire Suppression Systems		Bldg. Section	<u>Description/Condition</u>	
4.2.1	Fire hydrants and siamese connections.	4	ALL	ONE FIRE HYDRANT IS LOCATED WITHIN 90M OF THE MAIN ENTRY. NO SIAMESE CONNECTION.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	N/A		N/A	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	ALL	FIRE EXTINGUISHERS HAVE BEEN INSPECTED YEARLY. NO SCIENCE ROOM. THEREFORE NO FIRE BLANKET AND EYE WASH INSTALLED.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		N/A	
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	1952	MUNICIPAL WATER SYSTEM. NO PROBLEMS REPORTED OR FOUND.	
	4.3.2 Water treatment system(s).	N/A		N/A	
	4.3.3 Pumps and valves (including backflow prevention valves).	4	1952	NO PROBLEMS REPORTED OR FOUND.	
	4.3.4 Piping and fittings.	4	1952	CAST IRON WATER SERVICE ENTRY WITH COPPER PIPING WITHIN BUILDING. NO PROBLEMS REPORTED OR FOUND.	
	4.3.5 Plumbing fixtures (i.e., toilets, urinals, sinks)	3	ALL	HANDICAP LAVATORY SHOULD HAVE A OFFSET WASTE. HANDICAP WATER CLOSET SHOULD BE 18" A.F.F. ALL FIXTURES ARE VITREOUS CHINA EXCEPT FOR: LAVATORIES AND SINKS ARE STAINLESS STEEL. FLUSH VALVE WATER CLOSETS. URINALS ARE FLUSH TANK WITH MOTION SENSOR CONTROLLING DISCHARGE VALVE. MOP SINKS ARE MOLDED PLASTIC. SHOWERS ARE CONTROLLED FROM A CENTRAL MIXING VALVE. PLUMBING TRIM IS OLD AND NOT RELIABLE.	\$850
	4.3.6 Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1952	ORIGINAL JOHN WOODS JW603J02WT58 WATER HEATER, 58 MBH, 41.6 GAL STORAGE. NO PROBLEMS REPORTED OR FOUND. TYPICALLY NO REMAINING RELIABLE LIFESPAN.	
	4.3.7 Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	3	1952	SUMPS IS INSTALLED FOR MECHANICAL ROOM ONLY. PUMP GLANDS LEAK SEWER GAS. PUMP REQUIRES MAINTENANCE. SANITARY SEWER HAS BACKED UP IN THE PAST SEVERAL TIMES. A BACK-FLOW PREVENTION DEVICE SHOULD BE INSTALLED.	\$3,600
	Other	FI		SINK IN ROOM 11 ALWAYS PLUGS. FURTHER INVESTIGATION IS REQUIRED.	
		3	1952	NO OPERATION TIMER INSTALLED TO DOMESTIC HOT WATER RECIRCULATION PUMP.	\$500

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	1952	ONE OAKWOOD STEAM BOILER, NO DATA AVAILABLE. NO REMAINING RELIABLE LIFESPAN. NO PROBLEMS REPORTED OR FOUND.	
4.4.2	Heating controls (including use of current energy management technology).	3	1952	MINIMAL CONTROLS. SYSTEM IS TO BE REPLACED. SEE 4.4.8	SEE 4.4.8
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1952	COMBUSTION AIR HAS A LOOSE SHIELD IN FRONT THAT SHOULD BE FIXED SO AS NOT TO BLOCK THE OPENING.	\$100
4.4.4	Treatment of water used in heating systems.	4	1952	NO PROBLEMS REPORTED OR FOUND.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1952	NO PROBLEMS REPORTED OR FOUND.	
4.4.6	Heating air filtration systems and filters.	4	ALL	STANDARD EFFICIENCY FILTER INSTALLED TO WALL PACKS.	
4.4.7	Heating humidification systems and components.	N/A		N/A	

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	ALL	UNIVENT WALL PACK UNITS (STEAM) PROVIDE THE HEATING AND VENTILATION FOR THE SCHOOL. SYSTEM DOES NOT PROVIDE CONSISTENT AND COMFORTABLE HEATING. A NEW PERIMETER HEATING SYSTEM SHOULD BE INSTALLED.	\$136,500
4.4.9	Heating piping, valve and/or duct insulation.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.4.10	Heat exchangers.	N/A		N/A	
4.4.11	Heating mixing boxes, dampers and linkages.	3	ALL	UNIVENT WALL PACK UNITS REQUIRE CONSTANT MAINTENANCE. SEE 4.4.8.	SEE 4.4.8
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	ALL	TEMPERATURE IS NOT CONSISTENT. SYSTEM IS TO BE REPLACED. SEE 4.4.8	SEE 4.4.8
4.4.13	Zone/unit heaters and controls.	4	ALL	PNEUMATIC THERMOSTATS ARE CONTINUALLY BEING REPLACED DUE TO AGE. NEW HEATING SYSTEM SHOULD BE A NEW ELECTRONIC SYSTEM.	
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.5.1	Air handling units capacity and condition.	3	ALL	NORTH AND SOUTH WINGS HAVE A CENTRALIZE GENERAL EXHAUST SYSTEM FOR VENTILATION. NO CENTRAL VENTILATION SYSTEM. UNIVENT WALL PACK UNITS DO NOT HAVE SUFFICIENT OUTSIDE AIR FOR OCCUPANTS. A NEW CENTRAL VENTILATION SYSTEM IS REQUIRED.	\$193,500
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	ALL	PRESENT SYSTEM DOES NOT MEET OUTSIDE AIR REQUIREMENTS FOR THE OCCUPANT LOAD. SEE 4.5.1	SEE 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	ALL	NO DATA AVAILABLE. A NEW SYSTEM IS REQUIRED, SEE 4.5.1	SEE 4.5.1
4.5.4	Exhaust systems capacity and condition.	3	1952	NO EXHAUST AIR IN JANITORS ROOM. NEW FAN IS REQUIRED.	\$850
4.5.5	Separation of out flow from air intakes.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A		N/A	
Other		N/A		N/A	
4.5	Ventilation Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
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).	3	1952	CRAWLSPACE VENT GRILLES IN FRONT ARE DAMAGED AND SHOULD BE REPLACED.	\$250
Other		N/A		N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
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).	N/A		N/A	
Other		N/A		N/A	
4.7	Building Control Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	ALL	PNEUMATIC AIR SYSTEM FOR CONTROLS. LOCAL CONTROL SYSTEM INSTALLED. NO NEED FOR A CENTRALIZED SYSTEM.	
Overall Mech Systems Condition & Estim. Costs					\$336,150

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).	2	1952	110/240 SINGLE PHASE, UNDERGROUND POWER SERVICE WITH A TRANSFORMER OUTSIDE. MANUFACTURER AND MAIN BREAKER AMP SIZE IS NOT AVAILABLE. MAIN CIRCUIT BREAKER APPEARS TO BE LEAKING AND SHOULD BE REPLACED. ATCO ELECTRIC HAS ADVISED US THAT THE PEAK LOAD DEMAND IS 32.8 KVA.	\$350
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	ALL	STAFF PARKING HAS INSUFFICIENT LIGHTING. EXTERIOR BUILDING LIGHTS AT ENTRY'S WAS NOTED AS INSUFFICIENT. NO AUTOMATIC LIGHT CONTROL. A NEW ENERGY EFFICIENT LIGHTING SYSTEM IS REQUIRED. EXISTING LIGHTS ARE INCANDESCENT.	\$3,500
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4	ALL	STAFF PARKING HAS EXTERIOR PLUGS INSTALLED (6 OUTLETS FOR 12 VEHICLES). NO GROUND FAULT PROTECTION NOTED. TIMER IS INSTALLED FOR CONTROLLING USE. SOME SURFACE CONDUIT IS USED.	
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).	3	ALL	EDWARD MODEL 6616 SYSTEM IS INSTALLED IN OFFICE (5 OF 6 ZONES USED). NO MAP AT ANNUNCIATOR. CURRENT CODE REQUIRES VISUAL ALARM DEVICES TO BE INSTALLED.	\$2,500
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	ALL	INSUFFICIENT EMERGENCY LIGHTING THROUGHOUT.	\$1,250
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	ALL	EXIT SIGNS SHOULD BE UPDATED WITH ENERGY EFFICIENT LED LIGHTS. SEVERAL LAMPS ARE BURNT OUT.	\$300
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.	4	1952	NO SURGE PROTECTION INSTALLED. NO POWER PROBLEMS NOTED.	
	5.3.2 Panels and wireways capacity and condition.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
	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.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
	5.3.5 Motor controls.	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
	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).	3	ALL	<p>GENERALLY FLUORESCENT LIGHTING WITH COOL WHITE TUBES IN THE OFFICE AND CLASSROOMS. ALL OTHER AREAS HAVE INCANDESCENT LIGHTS. LIGHTING LEVELS ARE VERY LOW THROUGHOUT. A NEW LIGHTING SYSTEM IS REQUIRED.</p> <p>ILLUMINATION LEVELS (IN LUX):</p> <table border="0"> <tr> <td></td> <td>PREFERRED</td> <td>ACHIEVED</td> </tr> <tr> <td>CLASSROOMS:</td> <td>550-600</td> <td>200-400</td> </tr> <tr> <td>LIBRARY READING</td> <td>350-600</td> <td>250-300</td> </tr> <tr> <td>LIBRARY STACKS</td> <td>400</td> <td>250-300</td> </tr> <tr> <td>OFFICES</td> <td>550-600</td> <td>400-500</td> </tr> <tr> <td>COMPUTERS</td> <td>500</td> <td>250-300</td> </tr> <tr> <td>GYMNASIUM (EM&JR)</td> <td>350-500</td> <td>50-100</td> </tr> <tr> <td>WASHROOMS</td> <td>300</td> <td>200</td> </tr> <tr> <td>CORRIDORS</td> <td>300</td> <td>50-100</td> </tr> <tr> <td>MECHANICAL</td> <td>350</td> <td>50</td> </tr> <tr> <td>STORAGE</td> <td>100</td> <td>50</td> </tr> <tr> <td>STAFF</td> <td>500</td> <td>200</td> </tr> </table>		PREFERRED	ACHIEVED	CLASSROOMS:	550-600	200-400	LIBRARY READING	350-600	250-300	LIBRARY STACKS	400	250-300	OFFICES	550-600	400-500	COMPUTERS	500	250-300	GYMNASIUM (EM&JR)	350-500	50-100	WASHROOMS	300	200	CORRIDORS	300	50-100	MECHANICAL	350	50	STORAGE	100	50	STAFF	500	200	\$66,900
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STORAGE	100	50																																							
STAFF	500	200																																							
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	4	ALL	BALLAST'S ARE NOT SUSPECTED TO HAVE PCB'S. STANDARD MAGNETIC BALLAST'S ARE PRESENTLY INSTALLED.																																					
5.4.3	Implementation of energy efficiency measures and recommendations.	4	ALL	NEW LIGHTING SYSTEM IS REQUIRED. SEE 5.4.1	SEE 5.4.1																																				
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).	3	ALL	TELEPHONE WIRING OUTSIDE IS EXPOSED AND LOOSE. THESE WIRING SHOULD BE CONCEALED. NO PROBLEMS REPORTED OR FOUND. MERIDIAN HANDSETS AND CONTROLLER FOR OFFICE AND STAFF AREAS ONLY.	\$800
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	ALL	PUBLIC ADDRESS SYSTEM IS ACCESS THROUGH A BOGEN TELEPHONE HANDSET VIA MULITCOM 2000 SYSTEM. NO PROBLEM REPORTED OF FOUND.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1952	CAT. 5 CABLING IS INSTALLED IN LIBRARY ONLY.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1952	CABLING SYSTEM IS SURFACE MOUNTED IN CONDUIT.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	1952	NO PROBLEMS REPORTED OR FOUND. LIBRARY STORAGE HAS THE DATA RACK AND THE ELECTRICAL ROOM HAS THE TELEPHONE BOARD.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	ALL	NO PROBLEMS REPORTED OR FOUND.	
Other		N/A		N/A	

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
5.6.1	Site and building surveillance system (if applicable).	N/A		N/A	
5.6.2	Intrusion alarms (if applicable).	4	1952	MAGNUM SECURITY SYSTEM IS INSTALLED IN LIBRARY ONLY.	
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).			NONE EXISTING.	
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
	Other				
Overall Elect. Systems Condition & Estim Costs					\$ 75,600

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>		NONE EXISTING	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
Overall Portable Bldgs Condition & Estim Costs				

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 3	76.1 75.6	607.3	7	80	560	47.3	EXIST TOTAL INCL 2 CR'S USED FOR DAYCARE. NUMBER OF CR'S EXCEEDS PROV STANDARD BY 1. CR'S CLOSE TO STANDARD SIZE.
7.2	Science Rooms/Labs	1	76.1	76.1	1	95	95	-18.9	EXIST CR LACKS ADEQUATE STORAGE SPACE/ROOM (ORIGINAL SCIENCE RM UNDERSIZED, SINCE CONVERTED INTO LIBRARY).
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1 1	76.1 75.6	151.7	1 2	130 90	310	-158.3	EXIST INCL 1 COMPUTER RM, 1 MUSIC RM. DEFICIENT IN SIZE, SHORT 1 RM BY PROV STANDARD.
7.4	Gymnasium (incl. gym storage)	1		250.5	1		275	-24.5	EXIST INCL STAGE AREA,; SLIGHTLY BELOW PROV STANDARD.
7.5	Library/Resource Areas	1		131	1		130	1	ORIGINAL '56 ADDITION LIBRARY CONVERTED INTO 2 CR'S. EXIST LIBRARY COMBINES FORMER SCIENCE CR & GIRL'S PLAYRM. ADEQUATE SIZE.
7.6	Administration/Staff, Physical Education, Storage Areas			174.6			247	-72.4	EXIST TOTAL INCL KITCHEN, FORMER INFIRMARY (CURRENTLY COMMUNITY OFFICE), LACKS CHANGE/SHOWER AREAS/PE OFFICE, OVERALL STORAGE AREA DEFICIENT.
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)			724.2			606	118.2	PROVINCIAL STANDARD INTERPOLATED BETWEEN 250 & 300 CAPACITY. EXIST INCL CENTRAL PLAYRM/MULTI-USE AREA.
	Overall Space Adequacy Assessment			2115.4			2320	-204.6	PROV STANDARD TOTAL INTERPOLATED BETWEEN 250 & 300 CAPACITY. EXIST CLOSE TO PROV STANDARD, DEFICIENT IN ANCILLARY SPACE.

Evaluation Component/ Sub-Component	Additional Notes and Comments

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