

|                          |                                |                      |                                |   |   |                           |
|--------------------------|--------------------------------|----------------------|--------------------------------|---|---|---------------------------|
| School Name:             | Acadia Elementary              |                      |                                | School Code:  | 9300  |                           |
| Location:                | 8710 Ancourt Road S.E.         |                      |                                | Facility Code:  | 1516  |                           |
| Region:                  | South                          |                      |                                | Superintendent:   | Dr. Donna Michaels  |                           |
| Jurisdiction:            | Calgary School District No. 19 |                      |                                | Contact Person:   | Ms. Leanne Soligo   |                           |
|                          |                                |                      |                                | Telephone:  | (403) 214-1123  |                           |
| Grades:                  | K-6                            |                      |                                | School Capacity:  | 650   |                           |
|                          |                                |                      |                                |   |   |                           |
| <b>Building Section</b>  | <b>Year of Compl.</b>          | <b>No. of Floors</b> | <b>Gross Bldg Area (Sq.M.)</b> | <b>Type of Construction (i.e., structure, roof, cladding)</b> | <b>Description of Mechanical Systems (incl. major upgrades)</b>   | <b>Comments/Notes</b>     |
| Original Building        | 1961                           | 1                    | 2139.3                         | Masonry, stucco above lap siding, brick accents; flat roof.   | Low pressure steam boiler and perimeter radiation for heating, ventilation system: Unit ventilators in 1961 construction. |                           |
| Additions/<br>Expansions | 1968                           | 1                    | 1843.9                         | Masonry, stucco on block; flat roof.                          | Heating system as above. Ventilation system: two multi-zone units with air heating.                                       |                           |
|                          |                                |                      |                                |   |   |                           |
|                          |                                |                      |                                |   | Evaluator's Name:   | Winston Dziver            |
|                          |                                |                      |                                |   | & Company:  | Gowling & Gibb Architects |

|   |   |   |                         |                                   |  |                       |
|---|---|---|-------------------------|-----------------------------------|--|-----------------------|
| <b>Upgrading/<br/>Modernization</b><br>(identify whether<br>minor or major)                           | N/A   |   |                         |                                   |  |                       |
| <b>Portable Struct.</b><br>(identify whether<br>attached/perman. or<br>free-standing/<br>relocatable) | 1991  | 1 | 400<br><br>Total 4383.2 | Frame, metal cladding; flat roof. |  | Units (4) not in use. |
|   |   |   |                         |                                   |  |                       |
| <b>List of Reports/<br/>Supplementary<br/>Information</b>   | Roofing inspection report not prepared.<br>Authority having jurisdiction report(s) not prepared.<br>Hazardous materials audit available - "Manage In Place" policy in effect. |   |                         |                                   |  |                       |

|   | Evaluation Components                              | Summary Assessment   | Estim. Cost    |
|---|--|--|----------------|
| 1 | Site Conditions                                    | Regrade site at east side of building, replace portion of sidewalk, replace barrier-free ramps.  | \$14,500.00    |
| 2 | Building Exterior                                  | Repair fascia panels, replace doors and windows.   | \$246,500.00   |
| 3 | Building Interior                                  | Replace carpet, battleship linoleum, refinish hardwood floors, replace glue-on acoustic ceilings with suspended acoustic, replace doors, replace millwork and provide barrier-free washrooms and stair lift.   | \$273,600.00   |
| 4 | Mechanical Systems                                 | Replace old plumbing, fixtures and trims. Install back flow prevention valves. Replace 1961 original building classroom unit ventilators with new ventilation system. Replace 1968 addition ventilation system with new. Replace boiler system. Install fire damper in duct work. Upgrade existing pneumatic controls to energy management system. | \$691,896.00   |
| 5 | Electrical Systems                                 | Upgrade building exterior lighting. Minor upgrade fire safety system such as emergency and exit lighting. Replace light fixtures with t-8 lamps and ballasts. Dispose of any PCB ballasts. Upgrade network cabling in missing classrooms.  | \$202,828.00   |
| 6 | Portable Buildings                                 | Replace carpet.  | \$12,500.00    |
| 7 | Space Adequacy:                                    |  |                |
|   | 7.1 Classrooms                                     | A surplus of 141.3 sq. m. A reading room of 80.1 sq. m. is included included in this category.   |                |
|   | 7.2 Science Rooms/Labs                             | There is a 2 room deficiency for science labs for a total of 202.8 sq. m. under the guidelines.  |                |
|   | 7.3 Ancillary Areas                                | A slight deficiency of 43.7 sq. m.   |                |
|   | 7.4 Gymnasium                                      | The gymnasium is greatly undersized by 247.5 sq. m.  |                |
|   | 7.5 Library/Resource Areas                         | There is a slight surplus of 35 sq. m.   |                |
|   | 7.6 Administration/Staff Areas                     | There is a large deficiency of 135.2 sq. m. includes mechanical room.  |                |
|   | 7.7 CTS Areas                                      | N/A.   |                |
|   | 7.8 Other Non-Instructional Areas (incl. gross-up) | There is a slight deficiency of 402.9 sq. m.   |                |
|   | Overall School Conditions & Estim. Costs           |  | \$1,441,824.00 |

| Section 1 | Site Conditions   | Rating | Comments/Concerns  | Estim. Cost |
|-----------|---|--------|--|-------------|
| 1.1       | General Site Conditions   |        |  |             |
| 1.1.1     | Overall site size.  | 4      | Appears adequate for functional and educational needs.   |             |
| 1.1.2     | Outdoor athletic areas.   | 4      |  |             |
| 1.1.3     | Outdoor playground areas, including condition of equipment and base.                        | 4      |  |             |
| 1.1.4     | Site landscaping.   | 4      |  |             |
| 1.1.5     | Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles). | 4      |  |             |
| 1.1.6     | Surface drainage conditions (i.e., drains away from building, signs of ponding).            | 2      | Drainage toward building at east side - ponding - re-grade for positive drainage away from building          | \$5,000.00  |
| 1.1.7     | Evidence of sub-soil problems.  | F.I.   | Brick knock-out panel spalling and efflorescence in basement boiler room area - occasional seepage reported. |             |
| 1.1.8     | Safety and security concerns due to site conditions.  | 4      | No problems noted.   |             |
| Other     |   |        |  |             |

| Section 1 | Site Conditions  | Rating | Comments/Concerns   | Estim. Cost |
|-----------|--|--------|---|-------------|
| 1.2       | <b>Access/Drop-Off Areas/Roadways/Bus Lanes</b>                                  |        |   |             |
| 1.2.1     | Vehicular and pedestrian access points (i.e., size, number, visibility, safety). | 4      | One vehicle access point - acceptable. Three pedestrian access points - acceptable.                         |             |
| 1.2.2     | Surfacing of on-site road network (note whether asphalt or gravel).              | N/A    | No on-site road network - gated (locked). Access to athletic field - surface not determined - snow covered. |             |
| 1.2.3     | Bus lanes/drop-off areas (note whether on-site or off-site).                     | 4      | Street bus drop-off.  |             |
| 1.2.4     | Fire vehicle access.   | 4      | Street access - 2 sides.  |             |
| 1.2.5     | Signage.   | 4      | Visible and acceptable.   |             |
| Other     |  |        |   |             |

| Section 1 | Site Conditions  | Rating | Comments/Concerns  | Estim. Cost        |
|-----------|--|--------|--|--------------------|
| 1.3       | <b>Parking Lots and Sidewalks</b>  |        |  |                    |
| 1.3.1     | Number of parking spaces for staff, students and visitors (including stalls for disabled persons). | 4      | Number of stalls appears adequate - stalls not marked for count.   |                    |
| 1.3.2     | Layout and safety of parking lots.   | 4      | Acceptable.  |                    |
| 1.3.3     | Surfacing and drainage of parking lots (note whether asphalt or gravel).                           | F.I.   | Gravel surface - potholes - partial snow cover. Drainage positive away from building - catch basins exist but are not at bottom of slope. Re-grade or relocate catch basins. |                    |
| 1.3.4     | Layout and safety of sidewalks.  | 2      | Layout acceptable. North sidewalk cracked - settled and ponding - replace approx. 65 sq. m. remainder acceptable.  | \$1,500.00         |
| 1.3.5     | Surfacing and drainage of sidewalks (note type of material).                                       | 3      | Concrete - see 1.3.4.  |                    |
| 1.3.6     | Curb cuts and ramps for barrier free access.   | 2      | Two frame ramps c/w rails - west and south entries. Replace with concrete ramps.   | \$8,000.00         |
| Other     |  |        |  |                    |
|           | <b>Overall Site Conditions &amp; Estimated Costs</b>   |        |  | <b>\$14,500.00</b> |

| Section 2 | Building Exterior   | Rating | Comments/Concerns |                              | Estim. Cost |
|-----------|---|--------|-------------------|------------------------------|-------------|
| 2.1       | Overall Structure   |        | Bldg.<br>Section  | <u>Description/Condition</u> |             |
| 2.1.1     | Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains). | 4      | All               | No problems noted.           |             |
| 2.1.2     | Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).         | 4      | All               | No problems noted.           |             |
| 2.1.3     | Roof structure (i.e., signs of bending, cracking, voids, rust, stains).                                 | 4      | All               | No problems noted.           |             |
| Other     |   |        |                   |                              |             |

| Section 2 | Building Exterior   | Rating | Comments/Concerns             |  | Estim. Cost |
|-----------|---|--------|-------------------------------|--|-------------|
| 2.2       | <b>Roofing and Skylights</b><br><i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>   |        | Bldg. Section or Roof Section | Description/Condition/Age  |             |
| 2.2.1     | Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components). | F.I.   | All                           | Roofing reports have not been prepared and are not available from CBE. |             |
| 2.2.2     | Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).   | F.I.   | All                           | See 2.2.1.   |             |
| 2.2.3     | Control of ice and snow falling from roof.  | 4      | All                           | Flat roof  |             |
| 2.2.4     | Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).   | N/A    |                               |  |             |
| Other     |   |        |                               |  |             |



| Section 2 | Building Exterior   | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|---|--------|-------------------|--|-------------|
|           |   |        | Bldg. Section     | Description/Condition  |             |
| 2.3       | Exterior Walls/Building Envelope  |        |                   |  |             |
| 2.3.1     | Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, efflorescence, water stains).                           | 4      | All               | East wall of 1961 wing - lap siding removed and replaced with plywood otherwise no problems noted.   |             |
| 2.3.2     | Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).   | 2      | N/A               | Stucco surfaced fascia panels - damaged (stucco fallen off) - repair.  | \$5,000.00  |
| 2.3.3     | Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy). | 4      | All               | No problems observed.  |             |
| 2.3.4     | Interface of roof drainage and ground drainage systems.   | 4      | All               | Internal roof drainage to storm system.  |             |
| 2.3.5     | Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).   | 4      | All               | No problems noted.   |             |
| Other     |   | 3      | All               | Scope of work required for mechanical equipment (boiler, etc.) removal / replacement not determined - cost indicated is allowance only for one mech. Rm. | \$50,000.00 |

| 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      | 1961              | South facing doors weather checked - replace 6 doors - remainder - ok.                      | \$6,000.00          |
|  |   |        | 1963              | Acceptable.   |                     |
| 2.4.2  | Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).                 | 2      | 1961              | Reference and cost - see 2.4.1.   |                     |
|  |   |        | 1963              | Acceptable.   |                     |
| 2.4.3  | Exit door hardware (i.e., safety and/or code concerns).   | 2      | N/A               | Reference and cost - see 2.4.1.   |                     |
| 2.4.4  | Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure). | 2      | 1961              | Single glazed wood sash with storms in place - deteriorated - replace al c/w infill.        | \$185,500           |
|  |   |        | 1963              | Double glazed aluminum - glazing beads damaged, sealed units, - deteriorated - replace all. |                     |
| 2.4.5  | Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).               | 2      | All               | Reference and cost - see 2.4.1.   |                     |
| 2.4.6  | Building envelope (i.e., signs of heavy condensation on doors or windows).  | 2      | All               | Reference and cost - see 2.4.1.   |                     |
| Other  |   |        |                   |   |                     |
| <b>Overall Bldg Exterior Condition &amp; Estim Costs</b> |   |        |                   |   | <b>\$246,500.00</b> |

| Section 3 Building Interior - Overall Conditions |   | Rating | Comments/Concerns |   | Estim. Cost |
|--|---|--------|-------------------|---|-------------|
| 3.1 Interior Structure                           |   |        | Bldg. Section     | Description/Condition   |             |
| 3.1.1  | Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling). | 4      | All               | No problems noted.  |             |
| 3.1.2  | Floors (i.e., signs of cracks, heaving, settlement).                            | 4      | All               | No problems noted.  |             |
| Other  |   |        |                   |   |             |
| 3.2 Materials and Finishes                       |   |        | Bldg. Section     | Description/Condition   |             |
| 3.2.1  | Floor materials and finishes.   | 2      | All               | Conc. Vat, terrazzo, quarry tile fair to good Condition - acceptable.<br>Battleship linoleum peaking at joints - replace.<br>Carpet worn in staff room, music, and library - replace - remainder acceptable.<br>Gym. And stage hardwood - refinish. | \$47,000.00 |
| 3.2.2  | Wall materials and finishes.  | 4      | All               | Concrete, concrete block and gypsum board - all in good condition - acceptable.<br>See also 1.1.7. Re: below grade brick knock-out panel spalling.<br>See also 3.2. Other re: wall material flame spread.   |             |
| 3.2.3  | Ceiling materials and finishes.   | 3      | All               | Conc., gypsum board and wood decking - acceptable.<br>Glue-on acoustic damaged mis-match patched sagging some areas - replace with suspended t-bar acoustic to suit lighting and ventilation.   | \$88,000.00 |
|  |   | 1      | 1961              | Repair and fire tape required in basement storage.  | \$1,000.00  |

| Section 3 | Building Interior - Overall Conditions  | Rating | Comments/Concerns   |  | Estim. Cost |
|-----------|---|--------|---------------------|--|-------------|
|           | <b>3.2 Materials and Finishes (cont'd)</b>  |        | <b>Bldg. Sectio</b> | <b>Description/Condition</b>   |             |
|           | 3.2.4 Interior doors and hardware.  | 2      | All                 | Numerous doors fitted with non-rated grilles - OK, not labeled - replace 21 - remainder ok.<br>Minor damage but serviceable.   | \$25,200.00 |
|           | 3.2.5 Millwork  | 2      | All                 | 1961 - worn , outdated, - replace throughout.<br>1968 - acceptable.<br>Provide new computer work stations - presently on tables.   | \$45,400.00 |
|           | 3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs). | 2      | All                 | 1961 - original blackboards - replace.<br>- original tackboards - replace.<br>1968 - Blackboards / tackboards - acceptable.  | \$7,000.00  |
|           | 3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).     | 3      | 1961                | Gym. Equipment - ok.<br>Folding partition damaged - replace.   | \$25,000.00 |
|           | 3.2.8 Washroom materials and finishes.  | 2      | All                 | Floor - quarry tile - ok.<br>Walls - conc. Block - ok.<br>Ceiling - gypsum board - ok.<br>Toilet partitions - metal - not barrier-free - provide barrier-free washrooms (2). | \$20,000.00 |
|           | Other   | F.I.   | 1961                | Corridors adjacent to boy's and girls washrooms have fibreboard above gypsum board wainscoting.<br>Review re: flame spread rating.   |             |

| Section 3  | Building Interior - Overall Conditions   | Rating | Comments/Concerns |  | Estim. Cost  |
|--|--|--------|-------------------|--|--------------|
|  |  |        | Bldg. Section     | Description/Condition  |              |
| 3.3  | Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is</i> |        |                   | Authority having jurisdiction report not prepared or available.  |              |
| 3.3.1  | Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.   | F.I.   | All               | Combustible and non-combustible - no sprinklers.   |              |
| 3.3.2  | Fire separations (i.e., between buildings, wings, zones if non-sprinklered).   | 4      | All               | Fire separation zones appear present except above ceiling construction not observed (concealed) - see 3.3.4 re: door swings.                                     |              |
| 3.3.3  | Fire resistance rating of materials (i.e., corridor walls and doors).  | F.I.   | All               | Materials and ratings appear acceptable - see 3.3.4 re: door swings.   |              |
| 3.3.4  | Exiting distances and access to exits.   | F.I.   | All               | Doors in corridor zone separations swing in directions creating dead ends and single exit situations - further review required.                                  |              |
| 3.3.5  | Barrier-free access.   | 2      | All               | Single storey - exterior ramps - see 1.3.6.<br>Provide stair lift to portables.<br>Barrier-free washrooms - see 3.2.8.   | \$15,000.00  |
| 3.3.6  | Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).  | F.I.   | All               | Audit available - "Manage in Place" policy currently in effect - extent of hazardous materials and abatement costs not determined.                               |              |
| 3.3.7  | Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)  | N/A    | All               |  |              |
| Other  |  | F.I.   | All               | Space between 1968 and portables (east side) accessible via door with panic exit hardware and no re-entry. Space closed off to exterior - potential "trap" area. |              |
| <b>Overall Bldg Interior Condition &amp; Estim Costs</b> |  |        |                   |  | \$273,600.00 |

| Section 4 | Mechanical Systems   | Rating | Comments/Concerns |   | Estim. Cost |
|-----------|--|--------|-------------------|---|-------------|
| 4.1       | <b>Mechanical Site Services</b>  |        |                   |   |             |
| 4.1.1     | Site drainage systems (i.e., surface and underground systems, catch basins).                             | 4      |                   | Two catch basins in parking lot are tied to underground municipal system. |             |
| 4.1.2     | Exterior plumbing systems (i.e., irrigation systems, hose bibs).   | 4      |                   | Several hose bibs around building. No irrigation system.                  |             |
| 4.1.3     | Outside storage tanks.   | N/A    |                   |   |             |
|           | Other  |        |                   |   |             |
| 4.2       | <b>Fire Suppression Systems</b>  |        | Bldg. Section     | Description/Condition   |             |
| 4.2.1     | Fire hydrants and siamese connections.   | 5      |                   | Street fire hydrants available; no siamese connections.                   |             |
| 4.2.2     | Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems). | 4      |                   | Fire hose and standpipe (1 1/2") in hallway throughout the building.      |             |
| 4.2.3     | Hand extinguishers, blankets and showers (i.e., in CTS areas).   | 4      |                   | Hand extinguishers throughout the building.                               |             |
| 4.2.4     | Other special situations (e.g., flammable storage areas, science labs, CTS areas).                       | N/A    |                   |   |             |
|           | 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      |                   | 4" incoming municipal water service with 2" to fire protection. 2" water meter to domestic water service.  |              |
| 4.3.2     | Water treatment system(s).  | N/A    |                   |  |              |
| 4.3.3     | Pumps and valves (including backflow prevention valves).  | 2      |                   | No backflow prevention valves in domestic or fire protection system.   | 12,000.00    |
| 4.3.4     | Piping and fittings.  | F.I.   |                   | Drainage piping all cast iron. Domestic hot and cold water all copper. Satisfactory condition. Most C.I. Pipe joints in basement appeared "WET". F.I. Recommended. |              |
| 4.3.5     | Plumbing fixtures (i.e., toilets, urinals, sinks)   | 3      |                   | Appears to be satisfactory for now. Replace all fixtures and trims. (50% of plumbing cost to replace fixtures)   | \$131,496.00 |
| 4.3.6     | Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation). | 4      |                   | One residential size H.W. heater was replaced in 1998. Recirculation pump system available and in operating condition.   |              |
| 4.3.7     | Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).  | 4      |                   | Sanitary and storm sewers to municipal system.   |              |
| 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).                         | 3      |                   | Steam heating system is in good operating condition. System exceed service life.   | 197,244.00  |
| 4.4.2     | Heating controls (including use of current energy management technology).             | 3      |                   | Heat controls are pneumatic; no energy management function. See 4.7.1  |             |
| 4.4.3     | Fresh air for combustion and condition of the combustion chimney.                     | 4      |                   | Satisfactory condition. No high level relief in boiler room.   |             |
| 4.4.4     | Treatment of water used in heating systems.   | 3      |                   | Periodic water treatment program in place. See 4.4.1   |             |
| 4.4.5     | Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating). | 3      |                   | Satisfactory condition. See 4.4.1  |             |
| 4.4.6     | Heating air filtration systems and filters.   | 3      |                   | 1967 addition heating system is by two multi-zone units with air supply to classroom perimeter. Filtration system is available and appears to be satisfactory. See 4.5.1 |             |
| 4.4.7     | Heating humidification systems and components.  | N/A    |                   |  |             |



| Section 4 | Mechanical Systems  | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|---|--------|-------------------|--|-------------|
| 4.4       | Heating Systems (cont'd)  |        | Bldg.<br>Section  | Description/Condition  |             |
| 4.4.8     | Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators). | 3      |                   | Distribution systems and associated components appear to be satisfactory. Only general routine maintenance required. See 4.4.1 |             |
| 4.4.9     | Heating piping, valve and/or duct insulation.   | 3      |                   | No visible deterioration. See 4.4.1  |             |
| 4.4.10    | Heat exchangers.  | 3      |                   | Appears to be satisfactory. See 4.4.1  |             |
| 4.4.11    | Heating mixing boxes, dampers and linkages.   | 3      |                   | Appears to be satisfactory. See 4.4.1  |             |
| 4.4.12    | Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces). | 4      |                   | Reasonable.  |             |
| 4.4.13    | Zone/unit heaters and controls.   | 3      |                   | Appears to be satisfactory. See 4.4.1  |             |
| 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.   | 3      |                   | <p>Original 1961 building ventilation consists of unit ventilators along perimeter of classrooms and gym to bring in outside air with preheat. Equipment at end of life cycle, require special order on parts. Old outdoor swamp cooler serving the office areas. New ventilation system required.</p> <p>Ventilation system in 1967 addition consists of two multi-zone heating units with 8 zone heads per unit. Each system consists of mixing section, filters, swamp cooler media, hot water heating coil, supply air fan and multi-zone damper assemblies swamp cooler medias are in poor shape and replacement required.</p> <p>All above equipment at end of life cycle. New systems required.</p> | 219,160.00  |
| 4.5.2     | Outside air for the occupant load (if possible, reference CFM/occupant).               | F.I.   |                   | Equipment capacity unknown. Outside air for the occupant load not available.   |             |
| 4.5.3     | Air distribution system (if possible, reference number of air changes/hour).           | F.I.   |                   | Air distribution appears to be satisfactory. No air quantities available for evaluation.   |             |
| 4.5.4     | Exhaust systems capacity and condition.  | 3      |                   | Capacity unknown. Exhaust systems appear to be in quite poor. New exhaust system required. Part of 4.5.1   |             |
| 4.5.5     | Separation of out flow from air intakes.   | 4      |                   | Appears to be satisfactory.  |             |
| 4.5.6     | Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas). | 3      |                   | No hood fan exhaust over range in staff room.  | \$500.00    |

| Section 4 | Mechanical Systems  | Rating | Comments/Concerns |  | Estim. Cost |
|-----------|---|--------|-------------------|--|-------------|
| Other     |   | 3      |                   | No fire damper in ductwork distribution. Part of 4.5.1           |             |
| 4.5       | Ventilation Systems (cont'd)<br><br><i>Note: Only complete the following items if there are separate ventilation and heating systems.</i> |        | Bldg. Section     | Description/Condition  |             |
| 4.5.7     | Ventilation controls (including use of current energy management technology).   | 3      |                   | Old pneumatic system; no energy management technology. See 4.7.1 |             |
| 4.5.8     | Air filtration systems and filters.   | 4      |                   | Generally satisfactory.  |             |
| 4.5.9     | Humidification system and components.   | N/A    |                   |  |             |
| 4.5.10    | Heat exchangers.  | N/A    |                   |  |             |
| 4.5.11    | Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).                              | 3      |                   | Inside ductwork appears very dirty. Part of 4.5.1                |             |
| Other     |   |        |                   |  |             |

| 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    |                      |   |                     |
| 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  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |                     |
| 4.7.1  | Building wide/system wide control systems and/or energy management systems.                             | 3      |                      | One pneumatic control system. Upgrade system to energy management system. | \$131,496.00        |
| <b>Overall Mech Systems Condition &amp; Estim. Costs</b> |   |        |                      |   | <b>\$691,896.00</b> |

| Section 5                      | Electrical Systems   | Rating | Comments/Concerns    |   | Estim. Cost |
|--------------------------------|--|--------|----------------------|---|-------------|
| <b>5.1 Site Services</b>       |  |        |                      |   |             |
| 5.1.1                          | Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground). | 4      |                      | <b>Underground 350 amp 120/208V 3pH 4W main service. Original equipment appears to be marginally satisfactory. Estimated peak demand @ 77KVA</b>                      |             |
| 5.1.2                          | Site and building exterior lighting (i.e., safety concerns).   | 3      |                      | <b>HID wall packs on side side of building. Time clock to control lighting. Add extra lights to front of building.</b>  | \$4,500.00  |
| 5.1.3                          | Vehicle plug-ins (i.e., number, capacity, condition).  | 4      |                      | <b>20 exterior car plugs.</b>   |             |
|                                | Other  |        |                      |   |             |
| <b>5.2 Life Safety Systems</b> |  |        |                      |   |             |
|                                |  |        | <u>Bldg. Section</u> | <u>Description/Condition</u>  |             |
| 5.2.1                          | Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).   | 4      |                      | <b>Existing fire alarm system was upgraded in the late 1980's or early 1990's. System appears to be satisfactory.</b>   |             |
| 5.2.2                          | Emergency lighting systems (i.e., safety concerns, condition).   | 3      |                      | <b>Existing system upgraded. Minor upgrade is required to include more emergency lights in 1967 addition and replace gym battery pack and emergency heads.</b>        | \$3,500.00  |
| 5.2.3                          | Exit lighting and signage (i.e., safety concerns, condition).  | 3      |                      | <b>Existing system upgraded. Some additional signs are required to better identify exit routes and meet building code. Change to LED type to improve reliability.</b> | \$4,000.00  |
|                                | Other  |        |                      |   |             |

| Section 5 | Electrical Systems   | Rating | Comments/Concerns |   | Estim. Cost |
|-----------|--|--------|-------------------|---|-------------|
|           |  |        | Bldg. Section     | Description/Condition   |             |
| 5.3       | Power Supply and Distribution  |        |                   |   |             |
| 5.3.1     | Power service surge protection.  | 2      |                   | No surge protection.  | 1,500.00    |
| 5.3.2     | Panels and wireways capacity and condition.                            | 4      |                   | Missing panels are quite old but functional. Some panels are quite full and some panels have sufficient space for future. |             |
| 5.3.3     | Emergency generator capacity and condition and/or UPS (if applicable). | N/A    |                   |   |             |
| 5.3.4     | General wiring devices and methods.                                    | 4      |                   | Appears to be satisfactory.   |             |
| 5.3.5     | Motor controls.  | F.I    |                   | MCC replace on an as needed basis - Honeywell under contract to modify.   |             |
| 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). | 3      |                   | Fluorescent fixtures with T-12 lamps throughout. 35-50 F.C. in Office. 20-25 F.C. in Gym, 10-25 F.C. in Hallway, 35-45 F.C. in Classrooms, 30 F.C. in Staff Room, 40 F.C. in Library, 25-30 F.C. in Science Room, 25-40 F.C. in washrooms and 20-30 F.C. in computer room. Most rooms have 2 or 3 switches. A percentage of lights are turned off to save energy under energy program. Ambient conditions have significant impact on lighting level in space. New light fixtures with T-8 lamps and electronic ballasts are required. | \$175,328   |
| 5.4.2     | Replacement of ballasts (i.e., health and safety concerns).                                 | 3      |                   | Original building fluorescent luminaries may contains PCB's in ballast. Cost estimate for disposal of ballasts.   | \$7,500.00  |
| 5.4.3     | Implementation of energy efficiency measures and recommendations.                           | 3      |                   | Multiple switches in classroom. Partial lighting was turned off. Uneven lighting level. Upgrade fixtures. See 5.4.1   |             |
| 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      |                   | Telephone system upgraded.   |             |
| 5.5.2                        | Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).             | 4      |                   | Separate speaker system in the classroom and telephone system can be used for paging. No CCTV, satellite or cable TV system.   |             |
| 5.5.3                        | Network cabling (if available, should be category 5 or better).  | 3      |                   | Network cabling upgraded. Cat 5 cable installed. Quad drops in classrooms, library and offices except for 6 classroom in the 1961 original construction. All network in conduit. Computer lab fully networked. | \$6,000.00  |
| 5.5.4                        | Network cabling installation (i.e., in conduit, secured to walls or tables).                           | 3      |                   | Network cabling are in conduit, but not very tidy @ the communication closet. Lots of loose cabling.   | \$500.00    |
| 5.5.5                        | Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth). | 4      |                   | Appears to be satisfactory.  |             |
| 5.5.6                        | Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).              | 4      |                   | Appears to be satisfactory.  |             |
| 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      |                   | Security system in place with motion detectors.         |                     |
| 5.6.3   | Master clock system (if applicable).   | N/A    |                   |   |                     |
|   | 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    | 1968              | Single storey - see 3.3.5. For stair lift to portables. |                     |
| 5.7.2   | Condition of elevators/lifts.  | N/A    |                   |   |                     |
| 5.7.3   | Lighting and ventilation of elevators/lifts.   | N/A    |                   |   |                     |
|   | Other  |        |                   |   |                     |
| <b>Overall Elect. Systems Condition &amp; Estim Costs</b> |  |        |                   |   | <b>\$202,828.00</b> |

| Section 6 | Portable Buildings   | Rating | Comments/Concerns  | Estim. Cost |
|-----------|--|--------|--|-------------|
|           | <i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>         |        |  |             |
| 6.1.1     | Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).                                    | 4      | Plywood skirting - no problems noted.  |             |
| 6.1.2     | Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).   | F.I.   | Roofing report not prepared.   |             |
| 6.1.3     | Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).   | 4      | Prefinished metal siding - no problems noted.  |             |
| 6.1.4     | Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).                  | 4      | Acceptable.  |             |
| 6.1.5     | Interior finishes (i.e., floors, walls, ceiling).  | 2      | Floors - carpet - worn, patched, wrinkled, pulls at seams - replace.<br>Walls - gypsum board and folding partition - acceptable.<br>Ceiling 2'x4' t-bar acoustic acceptable. | \$12,500.00 |
| 6.1.6     | Millwork (i.e., counters, shelving, vanities, cabinets).   | N/A    | All millwork - loose - not fixed.  |             |
| 6.1.7     | Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)   | 4      | All appear acceptable.   |             |
| 6.1.8     | Heating system.  | 4      | Self contained furnace in each classroom, overhead supply and return.  |             |
| 6.1.9     | Ventilation system.  | 4      | Appears to be satisfactory   |             |
| 6.1.10    | Electrical, communication and data network systems.  | 3      | Individual 12 circuit power panel, telephone, speaker and network quad drop in each classroom. Upgrade T-12 lighting system to T-8 electronic ballasts. See 5.4.1            |             |
| 6.1.11    | Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials). | 4      | Appear acceptable.   |             |
| 6.1.12    | Barrier-free access.   | 2      | No barrier-free access - see 3.3.5 for stair lift.   |             |
|           | <b>Overall Portable Buildings Condition &amp; Estim Costs</b>  |        |  | \$12,500.00 |

| Section 7 | Space Adequacy   | This Facility |                       |            | Equiv. New Facility |               |            | Surplus/<br>Deficiency | Comments/Concerns  |
|-----------|--|---------------|-----------------------|------------|---------------------|---------------|------------|------------------------|--|
|           |  | No.           | Size                  | Total Area | No.                 | Size          | Total Area |                        |  |
| 7.1       | Classrooms   | 20            | varies                | 1581.3     | 18                  | 80            | 1440       | 141.3                  | One classroom (80.1 sq. m.) is designated as a reading room. |
| 7.2       | Science Rooms/Labs   | 1             | 82.2                  | 82.2       | 3                   | 95            | 285        | -202.8                 | Only one science room.                                       |
| 7.3       | Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)                          | 6             | varies                | 486.3      | 5                   | 2@130<br>3@90 | 530        | -43.7                  |  |
| 7.4       | Gymnasium (incl. gym storage)  | 1             | 346.2<br>33.3         | 379.5      | 1                   | 570<br>57     | 627        | -247.5                 |  |
| 7.5       | Library/Resource Areas   | 1             | 285.6<br>17.8<br>11.6 | 315        | 1                   | 280           | 280        | 35                     |  |
| 7.6       | Administration/Staff, Physical Education, Storage Areas                            |               | varies                | 331.8      |                     |               | 467        | -135.2                 | Includes mechanical room (159.2 sq. m.)                      |
| 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) |               |                       | 1207.1     |                     |               | 1610       | -402.9                 |  |
|           | <b>Overall Space Adequacy Assessment</b>   | 29            |                       | 4383.2     | 28                  |               | 5239       | -855.8                 |  |

| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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| Evaluation Component/<br>Sub-Component | Additional Notes and Comments |
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