

School Name: Brander Gardens Elementary School
 Location: Edmonton
 Region: North
 Jurisdiction: Edmonton School District No. 7
 Grades: K-6

School Code: 7226
 Facility Code: 1247
 Superintendent: Dr. Emery Dossdall
 Contact Person: Mr. Bob Clark
 Telephone: (780) 429-8511
 School Capacity: 475

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	1975	1	2258.8	Masonry, flat and sloped roof, concrete block	Consists of Hot Water Heating system, served by hot water heating boiler plant (no glycol), located in that section of the school. The ventilation system consists of two (2) indoor mounted air handling units and overhead ductwork.	The Boiler Plant serving original school is in good condition. The existing ventilation system can provide minimum fresh air, as is required by ASHRAE 62-1989 Standards and present ventilation codes.
Additions/ Expansions	N/A					

Evaluator's Name: **Keith F. Nunas**
& Company: **A&E Architectural Group**

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1975	1	412.5		Consist of four (4) attached portable classrooms served by individual gas fired furnaces.	The ventilation and heating system can meet standards for portable classrooms.
	1976	1	412.5		Consist of four (4) attached portable classrooms served by individual gas fired furnaces.	The ventilation and heating system can meet standards for portable classrooms.

List of Reports/ Supplementary Information	Updated Room Numbering Plan - 2000
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Parking lot pavement requires replacement.	\$35,000.00
2	Building Exterior	Floor is moving from foundation creating a gap. Repair settlement and stabilize sub-grade.	\$5,000.00
3	Building Interior	Replace worn-out carpet. Refinish washrooms.	\$155,250.00
4	Mechanical Systems	The existing hot water heating system shall be reused. The Ventilation System can meet ASHRAE 62-1989 Standard and present ventilation code requirements.	
5	Electrical Systems	Electrical systems updated with exception of lighting illumination levels poor. Recommend total replacement. Exterior building lighting should also be replaced.	\$109,800.00
6	Portable Buildings	Replace roofing. Correct odour problem. Repair interior walls. Exterminate mice.	\$174,400.00
7	Space Adequacy:		
	7.1 Classrooms	- Excessive + 268.7	
	7.2 Science Rooms/Labs	- Deficient - 0.4	
	7.3 Ancillary Areas	- Deficient -214.8	
	7.4 Gymnasium	- Deficient - 11.7	
	7.5 Library/Resource Areas	- Deficient - 16.3	
	7.6 Administration/Staff Areas	- Deficient - 144.3	
	7.7 CTS Areas		
	7.8 Other Non-Instructional Areas (incl. gross-up)	- Excessive + 233.8	
	Overall School Conditions & Estim. Costs	- Excessive + 115.0	\$479,450.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate (Shared with parks and recreation).	
1.1.2	Outdoor athletic areas.	4	Adequate (Shared with parks and recreation).	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Adequate (Shared with parks and recreation).	
1.1.4	Site landscaping.	4	Landscaping is good.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	No drainage problem.	
1.1.7	Evidence of sub-soil problems.	4	No apparent problem.	
1.1.8	Safety and security concerns due to site conditions.	4	No apparent problem.	
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	Good condition. Signs were replaced last year.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Combination of gravel and asphalt.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Has been improved.	
1.2.4	Fire vehicle access.	4	Good access.	
1.2.5	Signage.	4	Good condition / Good visibility.	
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	21 stalls. Adequate for staff.	
1.3.2	Layout and safety of parking lots.	4	No apparent problem.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	2	Pavement is cracked, broken and weed infested. Paved area requires replacement.	\$35,000.00
1.3.4	Layout and safety of sidewalks.	4	No apparent problem.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	4	Good condition. There appears to be no drainage problems.	
1.3.6	Curb cuts and ramps for barrier free access.	4	No apparent problem.	
	Other			
	Overall Site Conditions & Estimated Costs			\$35,000.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.1	Overall Structure				
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	3		Floor is moving away from foundation creating a gap. (Day care room).	\$5,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Walls appear to be in good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Flat and sloped roof structure appears in good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</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		4 ply built up asphalt. Roof is in good condition.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4		Access by indoor steel ladder and hatch, good condition.	
2.2.3	Control of ice and snow falling from roof.	4		No problems evident.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		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, effluorescence, water stains).	4		Exterior face brick, no major problems.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		fascias and soffits appear to be 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		There is no evidence of air infiltration.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Roof areas positively drained, no apperent problems.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Concrete block painted and in good condition.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
2.4	Exterior Doors and Windows				
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure)	4		Exterior doors are original insulated metal, and appear to be in good condition.	
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		Hardware and device are original, recently repaired and in good condition.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4		Hardware and device are original, recently repaired and in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3		Windows are fixed sealed units in aluminum frame, No openers, good condition.	see item 3.3
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4		All devices appear to be in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No apparent problems.	
	Other				
Overall Bldg Exterior Condition & Estim Costs					\$5,000.00

Section 3 Building Interior - Overall Conditions		Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Most interior walls are concrete block ptd, some drywall. No apparent problems.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete floating slab. Good condition.	
	Other				
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	2		Floors are combinations of original carpet and sheet vinyl. Carpet is worn out, needs replacing. However, sheet vinyl is in good condition.	\$104,250
3.2.2	Wall materials and finishes.	4		Concrete block ptd. Drywall painted, no problem.	
3.2.3	Ceiling materials and finishes.	4		Suspended T-bar acoustic ceiling, somw drywall, good condition.	

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.	3		Doors in good condition. Door in kindergarton area only requires replacement.	\$1,500.00
	3.2.5 Millwork	3		Millwork is original plywood painted , needs repainting.	\$24,000.00
	3.2.6 Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		No apparent problems.	
	3.2.7 Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		No apparent problems.	
	3.2.8 Washroom materials and finishes.	2		Walls are painted block, floors are VCT. Wall tiles are worn out and require replacement. Painted metal washroom partitions require replacement.	\$13,500.00
	Other				

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>	4		No apperant problems.	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4		Non-combustible, non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4		Seperations appear adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Appear adequate.	
3.3.4	Exiting distances and access to exits.	4		Appear adequate.	
3.3.5	Barrier-free access.	4		Washroom equiped with a handicap washroom stall. Overall layout is adequate.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No apparent problems.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	2		Air quality is poor due to lack of ventilation. Install openers to windows.	\$12,000.00
Other					
Overall Bldg Interior Condition & Estim Costs					\$155,250.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	5		The site drainage system is surface type system and is in good condition. No water accumulation were identified around the building	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	5		The irrigation system does not exist. The NFHB are in fair condition.	
4.1.3	Outside storage tanks.	N/A		None	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	N/A		None	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	5		The standpipe system is in good condition.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All sections	Fire extinguishers are in fair condition.	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A	All sections		
	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).	5	All sections	Domestic water supply is from the water main in the street (municipal water supply). There is no problem with water pressure, volume and water quality.	
4.3.2	Water treatment system(s).	5	All sections	The domestic water supply is from the City Main. The water is treated and is in good condition.	
4.3.3	Pumps and valves (including backflow prevention valves).	5	All sections	The domestic water circulation pumps and valves are in good condition.	
4.3.4	Piping and fittings.	5	All sections	All piping and fittings are not showing evidence of corrosion and are in fair condition.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4	All sections	All plumbing fixtures have individual isolation valves, meet all code requirements and are in fair condition.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	5	All sections	The domestic hot water system consists of one (1) Ruud natural gas fired heater. The capacity and conditions are good.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	5	All sections	The sanitary sewer system including sumps and pits is municipal type of system and is in fair condition. Storm system inside of the building is also in fair condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.1	Heating capacity and reliability (including backup capacity).	4	All sections	The existing hot water heating boiler plant consist of two (2) natural gas fired Ray-Pak boilers and two (2) heating pumps. The system is not complete with glycol. The heating capacity and buckup are fine.	
4.4.2	Heating controls (including use of current energy management technology).	4	All sections	The existing mechanical system is using pneumatic control system . No DDC control system is applied to all components of mechanical system.	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	5	All sections	The existing combustion air is sufficient and chimney is in good condition.	
4.4.4	Treatment of water used in heating systems.	4	All sections	The existing chemical pot feeder is in accessible location and is in fair condition.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All sections	Each boiler is complete with low water cutoff device and remote alarm system. All are in fair condition.	
4.4.6	Heating air filtration systems and filters.	4	All sections	All cartridge filters are clean and in fair condition	
4.4.7	Heating humidification systems and components.	4	All sections	Humidification system consist of steam boiler and steam distributors in each air handling unit. The system is not operational at the present time.	

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	All sections	The hot water heating is via duct re-heat coils. The ductwork serving entire school is in fine condition. No modification is required to the heating system.	
4.4.9	Heating piping, valve and/or duct insulation.	4	All sections	The thermal insulation on the existing ductwork and piping system is in good condition.	
4.4.10	Heat exchangers.	4	All sections	All heat exchangers serving air handling units and boilers are in good condition.	
4.4.11	Heating mixing boxes, dampers and linkages.	4	All sections	All mixing boxes are located within Mechanical Room and are in good condition.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4	All sections	The hot water unit heaters and coils system serving the Gymnasium are in fine condition. The system does not require modification.	
4.4.13	Zone/unit heaters and controls.	4	All sections	All unit heaters and entrance forced flow heaters are complete with thermostats and are in good condition	
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.	4	All sections	The existing two (2) air handling units, one (1) unit serving Gymnasium c/w coil and second serving the rest of the school, with reheating ducts. Both air handling units can meet the present ventilation codes and the ASHRAE 62-1989 Standards.	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4	All sections	All air handling units are capable to provide required minimum 15.0 CFM/student of outside air.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4	All sections	The air distribution system is via ceiling space. The air changes provided to each Classroom are set at 6 and can meet present codes.	
4.5.4	Exhaust systems capacity and condition.	5	All sections	All exhaust fans have sufficient capacity and are in good condition.	
4.5.5	Separation of out flow from air intakes.	5	All sections	Are set at min. 10 Ft. which is acceptable	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A	All sections		
Other		N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	<i>Note: Only complete the following items if there are separate ventilation and heating systems.</i>				
4.5.7	Ventilation controls (including use of current energy management technology).	4	All sections	The ventilation system is using pneumatic control system, which is in good condition.	
4.5.8	Air filtration systems and filters.	4	All sections	Air filtration system consists of med- efficiency replaceable filters, which are in fair condition.	
4.5.9	Humidification system and components.	4	All sections	The humidification system is steam system from steam boiler. The entire system is fine.	
4.5.10	Heat exchangers.	4	All sections	The water and gas heat exchanger is in good condition.	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4	All sections	The ventilation distribution system and components are in fine condition.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	N/A		None	
4.6.2	Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	N/A			
4.6.3	Cooling system controls (including use of current energy management technology).	N/A			
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
	Other				
4.7	Building Control Systems		Bldg. Section	Description/Condition	
4.7.1	Building wide/system wide control systems and/or energy management systems.	4	All sections	The existing control system is pneumatic control system and is not using the current energy management technology.	
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		Primary service underground to a pad mounted transformer, northside, secondary service underground from pad mounted transformer to main panel.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2		Parking lot lighting from building. Exterior building lighting mixture HPS and incandescent, lighting fixtures in ban shape.	\$3,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4		Vehicle plug-ins-duplex pedestal receptacles on parking race-10 inch total.-20 cars.	
	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).	5	All	Edwards EST-2- Bells and strobes. State of the art technology.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency battery packs with integral / remote heads.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4	All	Exit lighting. Black face/reds letters. Not tied into emergency battery packs.	
	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.	4	All	Main distribution 400 A-3phase-4wire-120/208 Volt. Main breaker 3P-400A. Disribution section has spare capacity. No surge protection. Demand 177 amperes.	
5.3.2	Panels and wireways capacity and condition.	4	All	Panels-Capacity adequate.	
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	4		N.A	
5.3.4	General wiring devices and methods.	4	All	Duplex receptacles adequate.	
5.3.5	Motor controls.	4	All	Loose combination magnetic starters nearing end of life cycle.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	All	Administration-2x4 recessed 4L to 2L-300 to 350 lux Classrooms -2x4 recessed 4L to 2L-300 to 350 lux Gymnasium -1x4 wireguard 4L to 2L-300 lux Library -2x4 recessed 4L to 2L-300 to 350 lux Portables -1x4 surface 1/2 fixtures on - 150 to 250 lux Corridors -2x4 recessed 4L to 2L-200 to 300 lux lighting levels most areas below standard. - Local line voltage system.	see 5.4.3
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	2	All	Replacement as they fail PCB's may be present. ESD can verify.	Refer to 5.4.3
5.4.3	Implementation of energy efficiency measures and recommendations.	2	All	Utilizing 34 watt lamps. Delamping at 4 lamp fixtures. Recommend installation of electronic ballasts T8 lamps.	\$106,800
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	All	Nortel Northstar -5 lines - handsets in classrooms.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Bogen multi-com 2000 interfaced with telephone system. Sattelite-no Cable T.V-no CCTV-no	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Category 5.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Open in ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	Wall mounted rack located in general office storage supplies area.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	All	Dedicated circuit. APC-UPS.	
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).	5	All	Magnum Alert. Computerized. Two zones. Key pad at front door, Custodians office. Intrusion devices. Monitored by ECD.	
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	
5.7.2					
5.7.3					
	Other				
Overall Elec. Systems Conditions & Estim. Costs.					\$109,800

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	(1975 Portable) <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).	2	Settlement occurring throughout.	\$5,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Built up flat roofs, leaks visible.	\$20,700.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Vinyl on drywall, Delaminations is occurring.	\$22,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Double glazed aluminum frame, not sealed, no apparent problem. Exterior exit doors and hardware require replacement.	\$4,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Combination of vinyl on drywall and metal siding in corridor. Vinyl is delaminated.	\$4,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Original painted plywood in poor condition, not functional, needs replacement.	\$21,500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No apparent problems.	
6.1.8	Heating system.	4	The heating system consist of individual classroom gas fired furnaces. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system is provided by individual classroom gas fired furnaces. The system can meet standards for portable classroom application.	
6.1.10	Electrical, communication and data network systems.	3	All systems as per main building. Surface mounted wrap around fixtures. 1/2 of same disconnected.	see 5.4.3
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Evidence of mice - Exterminate. Continuing odour problem. Exterior wood steps require replacement (4 classroom exits.)	\$10,000.00
6.1.12	Barrier-free access.	4	Ramps allow barrier free access.	
	Overall Portable Bldgs Condition & Estim Costs			\$87,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	(1976 Portable) <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).	2	Settlement occurring throughout.	\$5,000.00
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	2	Built up flat roofs, leaks visible.	\$20,700.00
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	3	Vinyl on drywall, Delaminations is occurring.	\$22,000.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Double glazed aluminum frame, not sealed, no apparent problem. Exterior exit doors and hardware require replacement.	\$4,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Combination of vinyl on drywall and metal siding in corridor. Vinyl is delaminated.	\$4,000.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	2	Original painted plywood in poor condition, not functional, needs replacement.	\$21,500.00
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	No apparent problems.	
6.1.8	Heating system.	4	The heating system consist of individual classroom gas fired furnaces. The system is in fine condition.	
6.1.9	Ventilation system.	4	The ventilation system is provided by individual classroom gas fired furnaces. The system can meet standards for portable classroom application.	
6.1.10	Electrical, communication and data network systems.	4	All systems as per main building. Surface mounted wrap around fixtures. 1/2 of same disconnected.	see 5.4.3
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	1	Evidence of mice - Exterminate. Continuing odour problem. Exterior wood steps require replacement (4 classroom exits.)	\$10,000.00
6.1.12	Barrier-free access.	4	Ramps allow barrier free access.	
	Overall Portable Bldgs Condition & Estim Costs			\$87,200.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	15		1148.7	11	80	880	+268.7	
7.2	Science Rooms/Labs	1		94.6	1		95	-0.4	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1		95.2	1 2	130 90	310	-214.8	
7.4	Gymnasium (incl. gym storage)			461.3		430 43	473	-11.7	
7.5	Library/Resource Areas	1		153.7	1		170	-16.3	
7.6	Administration/Staff, Physical Education, Storage Areas			240.2			384.5	-144.3	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1085.3			851.5	+233.8	
	Overall Space Adequacy Assessment			3279			3164	+115	

Evaluation Component/ Sub-Component	Additional Notes and Comments
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

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

Evaluation Component/ Sub-Component	Additional Notes and Comments