

School Name:	Dr. Oakley				School Code:	9630
Location:	3904 20th St. S.W., Calgary				Facility Code:	1613
Region:	Calgary				Superintendent:	Dr Donna Michaels
Jurisdiction:	School District No. 19				Contact Person:	Leanne Soligo
					Telephone:	(403) 214-1123
Grades:	Spec Ed. 2-9				School Capacity:	425
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	1959	2 (L&M)	4521.4	Cast in place concrete one way joist system or flat slab and beams supported by concrete columns at classrooms wings and short and long span steel joists at North block. Flat roof system. Clay brick, stucco, painted concrete and painted concrete block exterior walls.	Generally heating system supplies steam to perimeter radiation and convectors. Central fan system consisting of swamp cooler and supply fan, return fan, preheat coils, filters and mixing dampers provide ventilation to classrooms. 1991 addition employs variable air volume system for ventilation and hot water perimeter radiation system for heating.	
Additions/ Expansions	1960	2 1	509.9 865.4	Cast in place concrete one way joist system or flat slab and beams supported by concrete columns at classrooms wings and short and long span steel joists at North block. Flat roof system. Clay brick, stucco, painted concrete and painted concrete block exterior walls	Generally heating system supplies steam to perimeter radiation and convectors. Central fan system consisting of swamp cooler and supply fan, return fan, preheat coils, filters and mixing dampers provide ventilation to classrooms. 1991 addition employs variable air volume system for ventilation and hot water perimeter radiation system for heating.	
Sub Total			5896.7			

Upgrading/ Modernization (identify whether minor or major)	1991	1				Renovation to 1960 and 1969 portions of school to create offices and Interview rooms for 'The Learning Centre'. Also staff administration area and library was renovated in the 1991 upgrading.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)						
Total			5896.7			
List of Reports/ Supplementary Information	No reports were available on site.					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site is of good size and proportionate to School. Good size flat play fields with baseball diamonds and soccer fields. Playground area is well layed out with adequate playground equipment in good condition. There are inadequate number of stalls for staff and Calgary Learning Centre. There are 24 staff and up to 40 additional vehicles from Learning Centre. Need handicapped ramps at entrances.	\$10,500.00
2	Building Exterior	Asphalt and gravel roof with galvanized steel roof edge flashing, roof needs replacement. The 1969 addition is roofed with 2 ply SBS in very good condition. Exterior is clay brick, stucco, painted concrete and painted concrete block walls. Concrete block walls need repainting.	\$9,000.00
3	Building Interior	9x9 VAT at corridors, resilient gym flooring at lower gym, strip hardwood at main gym (has been repaired repeatedly) and requires replacement.. Carpet in music room and in learning centre. Sheet linoleum in classrooms. Walls are painted concrete and drywall at lower floor and in classrooms wing. No accessibility. Provide 1 elevator and upgrade to 2 washrooms.	\$258,000.00
4	Mechanical Systems	The heating system and steam boilers are old and inefficient and should be replaced with hot water system except for areas renovated in 1991. Also provide ventilation system to replace three classroom unit vents and gym. Heating system and its controls are a concern in all areas except the renovated portion of east wing. Ventilation system is generally adequate except as noted.	\$641,500.00
5	Electrical Systems	Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 600 amps. Fire alarm system is in need of upgrading. The existing lighting system is in poor condition and should be replaced.	\$191,500.00
6	Portable Buildings		\$0.00
7	Space Adequacy:		
	7.1 Classrooms	63.86% surplus	
	7.2 Science Rooms/Labs	-100.00% deficient No rooms are designated for science in this school.	
	7.3 Ancillary Areas	24.42% surplus	
	7.4 Gymnasium	109.92% surplus Gym is large for this school size.	
	7.5 Library/Resource Areas	72.82% surplus Additional space has been absorbed by library function to provide extensive library resource area.	
	7.6 Administration/Staff Areas	147.47% surplus Administration space has been expanded incorporating an adjacent classroom.	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	-16.64% deficient	
	Overall School Conditions & Estim. Costs	46.87% surplus over total area.	\$1,110,500.00

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	4	Site is of good size and proportionate to School.	
1.1.2	Outdoor athletic areas.	4	Good size flat play fields with baseball diamonds and soccer fields. Works well.	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	Playground area is well layed out with good size playground equipment in good condition.	
1.1.4	Site landscaping.	4	Mostly grass with minimal planting on west perimeter of site.	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Chain link fencing on SW and South perimeter in good condition.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Site appears to drain well with no problems noted or reported.	
1.1.7	Evidence of sub-soil problems.	4	None.	
1.1.8	Safety and security concerns due to site conditions.	4	Some minor ponding in play area and associated ice buildup but not a major issue to on site personnel (staff).	
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	Parking lot in SW corner of site accessed from West off of 20 St. S.W. Seems to work well. Second lot on NE side of building accessed from 38th Ave. Adequate size and functionality.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt surface on SW lot with some minor breakup. North lot is gravel surface.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off site).	4	Buses unload on West side of school off of 20 St.	
1.2.4	Fire vehicle access.	4	Good from several alternate locations.	
1.2.5	Signage.	4	School identification signage located on NW corner of building by main entrances, of adequate scale and 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).	F.I.	There are inadequate number of stalls for staff and Calgary Learning Centre. There are 24 staff and up to 40 additional vehicles from Learning Centre.	
1.3.2	Layout and safety of parking lots.	4	Appears to work well but tight with all the vehicles associated with the learning centre.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface lot and gravel lots are both well sloped and drain well.	
1.3.4	Layout and safety of sidewalks.	4	Layout of sidewalks is good and tied to City sidewalk system.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Some ice buildup on sidewalk by main West entrance. Requires removal and repouring of pad at base of entrance stairs and surrounding adjacent tie ins.	\$2,500.00
1.3.6	Curb cuts and ramps for barrier free access.	2	No ramps at West or North entrances, need to be have concrete ramps added.	\$8,000.00
	Other			
	Overall Site Conditions & Estimated Costs			\$10,500.00

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	4		Lower floor - concrete slab on grade in very good condition. Main floor - Cast in place concrete one way joist system or flat slab and beams supported by concrete columns at classrooms wings and short and long span steel joists at North block.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4		Lower floor cast in place concrete exterior walls and concrete interior columns. Main floor load bearing concrete block and clay brick bearing walls. All in very good condition.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		Wood joists (dimension lumber) and steel roof trusses over long spans. No sign of deterioration or failure.	
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).	F.I.	1959 & 1960 1969	Asphalt and gravel with galvanized steel roof edge flashing, roof needs replacement. - This addition is roofed with 2 ply SBS in very good condition. No roofing report on site.	
	2.2.2 Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1959	Painted metal gable unit with wire glass.	
	2.2.3 Control of ice and snow falling from roof.	N/A			
	2.2.4 Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4		Metal frame skylight (double sloped) in wood frame and metal clad enclosure. Sealant has been maintained well. Skylite is blocked off from below.	
	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).	3		Clay brick, stucco, painted concrete and painted concrete block exterior walls. All in good condition. Some paint peeling on concrete block.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		Fascia is dropped metal cap flashing, soffits are exposed wood deck. All 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		No problems noted or reported.	
2.3.4	Interface of roof drainage and ground drainage systems.	N/A		Internal drainage from flat roof.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		No problems noted or reported.	
Other					

Section 2	Building Exterior	Rating	Comments/Concerns	Estim. Cost
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).	3	Wood doors set in wooden frames in fairly good condition but require painting.	\$1,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	Weatherstripping is required on exterior doors.	\$2,500.00
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	Works well and in good condition.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4	Double glazed single pane glass set in wooden frames. Units are fixed and do not open. In good condition.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	Mostly fixed units some awning type sections that open, all in good condition.	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	No problems noted or reported.	
	Other			
	Overall Bldg Exterior Condition & Estim Costs			\$9,000.00

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		Bldg. Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4		Cast in place concrete and load bearing concrete block.	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4		Concrete slab on grade and structural slabs. All in very good condition.	
Other					
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2		9x9 VAT at corridors, resilient gym flooring at lower gym, strip hardwood at main gym (has been repaired repeatedly) and requires replacement. Carpet in music room and in learning centre. Sheet linoleum in classrooms. Generally in good condition.	\$150,000.00
3.2.2	Wall materials and finishes.	4		Painted concrete and drywall at lower floor. Painted drywall and pegboard and clear finish wainscoting at gym. Painted concrete block and drywall in classrooms wing.	
3.2.3	Ceiling materials and finishes.	4		Painted plaster at basement, acoustic tile at gym, acoustic panels in tee bar at Library. Painted plaster at other rooms. All in 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.	4		Clear finish on fir doors in painted wood frames with wire glass in 2 panels at classroom doors.	
3.2.5	Millwork	4		Clear finish fir plywood and plastic laminate counters at original installations. Clear finish on birch plywood with plastic laminate counters at renovated locations with plastic laminate counters.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3		50% Black chalkboards and vinyl covered tackboard and 50% whiteboards.all in aluminum frames. In good condition. Replace all blackboards with whiteboards.	\$8,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4		Fixed (4) and retractable basketball backstops in good condition. Floor inserts in good condition.	
3.2.8	Washroom materials and finishes.	4		Quarry tile floor/base and painted concrete block and painted drywall walls plus 4x4 ceramic wall tile and mosaic tile at gang showers adjacent to gym. Similar finish at main washrooms except ceramic tile wainscoting at all walls.	
Other					

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.3	<i>Health and Safety Concerns --- Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		<u>Bldg. Section</u>	<u>Description/Condition</u>	
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		Smoke barrier doors, adequate.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4		Adequate.	
3.3.4	Exiting distances and access to exits.	4		Adequate.	
3.3.5	Barrier-free access.	2		No accessibility. Provide 1 elevator and upgrade to 2 washrooms.	\$100,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	4		No audits available on site.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	N/A		None	
Other					
Overall Bldg Interior Condition & Estim Costs					\$258,000.00

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.1	Mechanical Site Services				
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4		Surface drainage system.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	3	1959 1960 1969 1991	Two exterior hose bibs provided. Provide additional exterior hose bibs.	\$4,000.00
4.1.3	Outside storage tanks.	N/A			
Other					
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	
4.2.1	Fire hydrants and siamese connections.	3	1959 1960 1969 1991	Fire hydrant available. Provide siamese connection. Includes allowance for architectural work.	\$5,000.00
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4		Stand pipe fire hose and extinguisher provided.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	3	1959 1960 1969	Hand fire extinguishers are provided in various rooms. Provide cabinets for extinguisher. Includes allowance for architectural work.	\$6,000.00
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
			Bldg. Section	Description/Condition	
4.3	Water Supply and Plumbing Systems				
4.3.1	Domestic water supply (i.e., pressure, volume, quality - note whether municipal or well supply).	3	1959 1960 1969 1991	Adequate water pressure and volume from city system. Replace isolating valves.	\$6,000.00
4.3.2	Water treatment system(s).	N/A			
4.3.3	Pumps and valves (including backflow prevention valves).	3	1959 1960 1969	Provide backflow preventer for main domestic water service.	\$7,000.00
4.3.4	Piping and fittings.	4		Generally appears satisfactory.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	4		Plumbing fixtures generally in good condition. Water closets have flush valves, urinals are tank type and lavatories are wall hung vitreous china.	
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4		Two domestic hot water tanks and heaters are provided complete with domestic hot water recirc pump. STATE CV-40-NSRS7 WITH 36.0 MBH input with 40 gallon storage. J. WOOD 402 NA, 36.0 mbh input and 33.0 gallon storage.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4		Rain water leader is connected directly to city storm water system. Sanitary sewer is connected directly to city sanitary system.	
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.4	Heating Systems				
4.4.1	Heating capacity and reliability (including backup capacity).	3	1959 1960 1969 1991	Replace existing steam system to hot water system. System boiler inefficient, old and outdated, controls erratic and noisy. 1991 renovated area is satisfactory. Includes allowance for architectural and electrical work.	\$405,000.00
4.4.2	Heating controls (including use of current energy management technology).	4		Replace heating control system for 1959 and 1969 building. 1991 renovation is in satisfactory condition. Refer to 4.7.1	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4		Appears satisfactory.	
4.4.4	Treatment of water used in heating systems.	4		Filter and water treatment is provided.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4		Appears to be satisfactory.	
4.4.6	Heating air filtration systems and filters.	N/A			
4.4.7	Heating humidification systems and components.	N/A			

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.4	Heating Systems (cont'd)				
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	4		Heating distribution system for lower floor of east wing is satisfactory. Replace remaining existing steam heating distribution system with new hot water system. Refer to 4.4.1	
4.4.9	Heating piping, valve and/or duct insulation.	4		Replace existing steam piping, valve, etc. with new hot water heating system. Refer to 4.4.1	
4.4.10	Heat exchangers.	4		Existing steam to hot water heat exchanger is satisfactory in east wing 1991 renovation.	
4.4.11	Heating mixing boxes, dampers and linkages.	4		Variable volume box is supplied for HVAC system for east wing 1991 renovation is satisfactory.	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	4		Constant complaint of noise and erratic temperature with existing steam heating system. Refer to 4.4.8 Refer to 4.4.1	
4.4.13	Zone/unit heaters and controls.	4		Replace existing steam unit heater with new hot water heaters stairwell and entrances. Hot water unit heaters in east wing are satisfactory. Refer to 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.	4		1991 renovation air system for east wing is satisfactory.. Unit has supply and return fans, mixing section, filter section, heating coil complete with recirc pump;. Air system for west wing is supplied from central fan room on roof. It consists of 3 swamp coolers, steam preheat coils, mixing dampers and return fan. Replace control valves, linkages, dampers, steam valve, etc. Refer to 4.7.1	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	4		Appears to be adequate.	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	4		Appears to be adequate.	
4.5.4	Exhaust systems capacity and condition.	3		Exhaust system for common areas, washrooms, gym, etc. appears to be adequate. Provide exhaust system for kitchen in west wing. Includes allowance for architectural and electrical work.	\$6,000.00
4.5.5	Separation of out flow from air intakes.	4		Appears to be adequate.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	N/A			
Other		3		With removal of steam unit ventilators in gym add new ventilation system complete with ductwork. Provide HVAC system for 3 main floor classrooms in east wing upon removal of classroom unit ventilators. Includes allowance for architectural and electrical work.	\$100,000.00

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
4.5	Ventilation Systems (cont'd) <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		Replace operators, linkages, dampers for central air handler. Refer to 4.5.1	
4.5.8	Air filtration systems and filters.	4		50 mm thick flat filters are provide.	
4.5.9	Humidification system and components.	4		Replace swamp cooler system controls. Refer to 4.7.1	
4.5.10	Heat exchangers.	N/A			
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	4		Generally satisfactory.	
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).	4		DX coil provided for medium pressure air handling unit in east wing 1991 renovation. Air cooled condenser located at grade beside fan room.	
	4.6.2 Cooling distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages)	4		Distribution ductwork is satisfactory. Noise level in classrooms appears some what high.	
	4.6.3 Cooling system controls (including use of current energy management technology).	4		Refer to 4.7.1	
	4.6.4 Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A			
	Other				
	4.7 Building Control Systems		Bldg. Section	Description/Condition	
	4.7.1 Building wide/system wide control systems and/or energy management systems.	3	1959 1960 1961 1969 1991	JOHNSON pneumatic controls provided for 1991 modification is satisfactory. Three classrooms on main floor of east wing, plus remainder of building require new control system to suit hot water system. Includes allowance for architectural and electrical work.	\$102,500.00
	Overall Mech Systems Condition & Estim. Costs				\$641,500.00

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.1	Site Services				
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4		Underground power feed. 208VAC, 3 phase feed to main switch in electrical room. Main service is 600 amps	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	3	All	Exterior site lighting is inadequate. Minimal security lighting installed. Install security lighting as required.	\$12,000.00
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	2	All	Existing system is adequate for intended use. System is not controlled by time clock or temperature controller. Controller is to be installed. Provide new fence and plugs where fence is rotting.	\$8,000.00
	Other				
5.2	Life Safety Systems		Bldg. Section	Description/Condition	
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	3	All	Fire alarm system is in good condition. System is tested annually as required by code. System is well maintained. Provide visual devices on all bells.	\$8,000.00
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	3	All	Existing system is in poor condition. System needs to be replaced	\$11,000.00
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	4		Existing system is in good condition. System is well maintained.	
	Other				

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
	5.3 Power Supply and Distribution		Bldg. Section	Description/Condition	
	5.3.1 Power service surge protection.	3	All	No power surge protection install on the system. Minimum recommendation is to install on main service.	\$13,000.00
	5.3.2 Panels and wireways capacity and condition.	3	All	Panels are all in poor condition. Most are at capacity with little or no spare circuits available. Wireways are also at capacity. Replace and upgrade panels with new systems	\$30,000.00
	5.3.3 Emergency generator capacity and condition and/or UPS (if applicable).	N/A			
	5.3.4 General wiring devices and methods.	3	All	Devices are generally in fair condition. Most are adequate for intended use. Replace 50% of devices.	\$5,000.00
	5.3.5 Motor controls.	3	All	Motor controls are in good condition. Most are adequate for the intended job. Some are still from original construction. Replace original controls with new systems.	\$7,000.00
	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	All	Interior lighting system consists of various fluorescent systems. Fixtures are typically from original construction except for 2nd flr. library, computer room etc, which have been upgraded. Lighting levels are as follows: Classroom - 40fc ; Hallways - 20fc ; Gym - 40fc ; Offices - 40fc. Light fixtures are to be replaced within 3 years	\$55,000.00
	5.4.2 Replacement of ballasts (i.e., health and safety concerns).	2	All	PCB ballasts are not confirmed on site but very probable with the age of the school. Special removal and storage procedures required. Ballasts should be identified and replaced.	\$8,000.00
	5.4.3 Implementation of energy efficiency measures and recommendations.	4		Some energy efficient systems are in place. Recommend installing light fixtures with T-8 lamps c/w electronic ballasts. Motion sensors for washrooms and other non-critical areas are recommended. Costs are included in 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		Existing system is a Meridian Northstar System is adequate for intended use.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4		Public Address system is installed. System is adequate for intended use. No other systems are installed. Fibre Optic computer link installed.	
5.5.3	Network cabling (if available, should be category 5 or better).	2	All	Cat. 5 cabling is installed for minimal Computers on site. Install network cabling for the remainder of computers located in every classroom c/w with provisions for future.	\$20,000.00
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4		All network cabling is installed in wireways and run free-air in the ceiling space.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	All	Network server installed in separate room. Installation is neat and clearly labeled. Provide ventilation for room.	\$3,500.00
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	3	All	Network server and computers in computer room are wired on dedicated circuits. All others in classrooms are not. Add dedicated circuits to classrooms	\$11,000.00
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		Existing system is a Regency. System is in good condition with door contacts and motion detectors operating as intended.	
	5.6.3 Master clock system (if applicable).	4		Master timer in place. No Master clock system installed.	
	Other				
	5.7 Elevators/Disabled Lifts (If applicable)				
	5.7.1 Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).	N/A			
	5.7.2 Condition of elevators/lifts.	N/A			
	5.7.3 Lighting and ventilation of elevators/lifts.	N/A			
	Other				
	Overall Elect. Systems Condition & Estim Costs				\$191,500.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>		N/A	
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	N/A		
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	N/A		
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	N/A		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	N/A		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	N/A		
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	N/A		
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	N/A		
6.1.8	Heating system.	N/A		
6.1.9	Ventilation system.	N/A		
6.1.10	Electrical, communication and data network systems.	N/A		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	N/A		
6.1.12	Barrier-free access.			
	Overall Portable Bldgs Condition & Estim Costs			\$0.00

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	13		1048.7	8	80	640.0	408.7	Based on Elementary capacity of 200 and Jr. High of 200.
7.2	Science Rooms/Labs	0		0	1	120	120.0	-120.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		385.7	1 2	130 90	310.0	75.7	
7.4	Gymnasium (incl. gym storage)	1		992.9	1	430 43	473.0	519.9	
7.5	Library/Resource Areas	1		190.1	1	110	110.0	80.1	Based on Junior High capacity of 200
7.6	Administration/Staff, Physical Education, Storage Areas			1133.4			458.0	675.4	Based on Junior High capacity of 400
7.7	CTS Areas								
	7.7.1 Business Education	2		128	1	115	115.0	13.0	Based on Junior High capacity of 200
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs			1185.1			790.0	395.1	The learning Centre.
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			832.8			999.0	-166.2	Based on Junior High capacity of 400
	Overall Space Adequacy Assessment	21		5896.7	15		4015.0	1881.7	

Evaluation Component/ Sub-Component	Additional Notes and Comments
8.1.1	
8.1.2	
8.1.3	
8.1.4	
8.1.5	
8.1.6	
8.1.7	
8.1.8	
8.1.9	

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