

	School Name:	Victoria School of Performing and Visual Arts			School Code:	7055	
	Location:	Edmonton			Facility Code:	1143	
	Region:	4 North			Superintendent:	Dr. Emery Dosdall	
	Jurisdiction:	Edmonton School District No. 7			Contact Person:	Bob Clark/Eric Lumley	
					Telephone:	(780) 429-8080	
	Grades:	K - 12			School Capacity:	2740	
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		1947	2	3380.4	Steel structure/masonry infill/ precast concrete cladding/wood deck - flat roof	Individual ceiling hung air handling units with steam heating coils. Forced air furnace for 2nd floor with steam heating coils.	
Additions/ Expansions		1948	2	6024.1	Same as 1947	Same as 1947	*Pool has been closed as a result of a report on structural problems. *Program has changed, originally a Composite High School, now K-12. Performing and visual arts emphasis. District is attempting to convert space usage to match new curriculum. Modernization required.
		1949	2 + Bsmt.	8355.1	Same as 1947 with some masonry	Central air systems with steam heating coils and perimeter steam convective heaters. Steam boilers upgraded in 1962, 3 new boilers supply heat for entire site.	
		1950	1	800.0	Same as 1947	Same as 1947	
		1956	1	714.0	Same as 1947	Central gas fired forced air furnace, upgraded in 1998 to new.	
		1962	2 + Part. Bsmt.	12217.70	Precast concrete, structure and cladding - flat roof	Central air systems for interior areas. Exterior classrooms have perimeter wall ventilators with hot water heating coils. 3 steam-water heat exchanger's provide hot water heating for 1962, 1963, and 1964 additions.	
		1963	1 + Part. Bsmt. & Sec.	7690.0	Same as 1962	Perimeter wall ventilators with hot water heating coils.	
		1964	2	1467.40	Same as 1962	Same as 1963	
						Evaluator's Name:	G. Fry/Thorkelsson Fry Arch. Assoc. Inc
						& Company:	

Upgrading/ Modernization (identify whether minor or major)		1949 (1984) 1956 (1984) 1963 (1984) 1963 (1984) 1964 (1984)		29.8 430.5 297.6 249.2 71.5			Minor modernization of theatre control booth Minor modernization converting shops to arts studios Minor modernization converting shop to computer lab Minor modernization converting to dance offices Minor modernization converting VED to CR
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)							
List of Reports/ Supplementary Information		Pool Report and estimate 1997, EPSB Hazardous substance review by PHH to be done - See 3.6.6 and 3.6.7 Mini plans need updating (inaccurate) No code reports					

	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Site is adequate in area but needs reconfiguration for the elementary students.	\$609,000
2	Building Exterior	Exterior materials are good but require a good seal of all joints if they are to last for their true life span.	\$2,396,000
3	Building Interior	Many surfaces are worn and need up-grading but the real problem lies in the condition of infrastructure beneath the surfaces. Destruction and replacement are needed to service old pipes etc. All exterior doors need replacement along with most windows.	\$4,030,500
4	Mechanical Systems	Non-existent air systems are needed with controls; all plumbing is suspect and needs close examination and eventual change	\$7,643,000
5	Electrical Systems	New lighting is needed due to low levels measured throughout. Communication system is needed. Data outlets needed.	\$1,246,500
6	Portable Buildings N/A Pool Renovations	Pool is closed based on a report for structural safety. EPS and Protostatix have provided a cost estimate for remedial work to open pool.	\$1,200,000
7	Space Adequacy:		
	7.1 Classrooms	Classroom number is adequate but areas are greater than needed due to change of use.	
	7.2 Science Rooms/Labs	Currently adequate with emphasis on the Arts.	
	7.3 Ancillary Areas	If the pool and theatre are considered to be ancillary spaces for the school - the space guidelines become heavily loaded to one side.	
	7.4 Gymnasium	Adequate - gymnasium above pool needs new floor finish.	
	7.5 Library/Resource Areas	Adequate - air needed.	
	7.6 Administration/Staff Areas	Adequate - staff room is used for many functions including large meetings.	
	7.7 CTS Areas	Adequately served.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	Circulation to 1947 and 1948 wings is exterior by the majority of users and should be winterized.	
	Overall School Conditions & Estim. Costs		\$17,125,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			\$238,000
1.1.1	Overall site size.	5	Size is adequate. Requires some use revisions.	
1.1.2	Outdoor athletic areas.	4	Track should be all weather, funding by other sources	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Small new play structure for elementary. Adequate for high school, inadequate for elementary	\$105,000
1.1.4	Site landscaping.	3	Some deteriorated muddy areas at entries, need hard landscaping/benches/planters, repair landscape area east side.	\$130,000
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	2	Fencing required for elementary play space. East and south bike stands required (4)	See 1.1.3
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4		
1.1.7	Evidence of sub-soil problems.	4	(Some settlement in 1947 building)	
1.1.8	Safety and security concerns due to site conditions.	3	Fence for elementary. Intrusion through low level windows.	See 1.1.3 \$3,000
Other		3	Need for outside surveillance cameras and lighting.	See 5.1.2
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			\$321,000
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	2	No bus parking / elementary drop-off not designed for elementary students. Require separate bus loop/drop-off	\$130,000

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	2	Asphalt good condition at west side area around 1956 and 1963 addition in poor condition. Fire hydrant requires protection. Repair parking rails/fence.	\$150,000 \$1,000 \$20,000
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	2	Off site (on street), See 1.2.1	See 1.2.1
1.2.4	Fire vehicle access.	4		
1.2.5	Signage.	2	Inadequate and obsolete (change in name and type of school)	\$20,000
Other				

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	Parking Lots and Sidewalks			\$50,000
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	2	No student parking / visitor parking on street / no disabled parking. 124 staff stalls seems adequate	See 1.2.1
1.3.2	Layout and safety of parking lots.	2	See 1.2.1	See 1.2.1
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt, drainage is adequate, See 1.2.2	
1.3.4	Layout and safety of sidewalks.	2 2	Crumbling and cracking sidewalks / dirt path. Tile exterior steps - missing / broken tiles / slippery when wet	See 1.1.4 \$30,000
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete pavers in landscaped plaza require replacement and repairs. See 1.1.4	See 1.1.4
1.3.6	Curb cuts and ramps for barrier free access.	2	No barrier free access, ramp for main south entry.	\$20,000
	Other			
	Overall Site Conditions & Estimated Costs			\$609,000

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.1	Overall Structure		Bldg. Section	Description/Condition	\$3,000
2.1.1	Floor structure and beams (i.e., signs of bending, cracking, heaving, settlement, voids, rust, stains).	F.I. 4 4 4 4 4 4 4	1947 1948 1949 1950 1956 1962 1963 1964	Settlement cracking at south end should be reviewed. Concrete slab-on-grade. Slab-on-grade / good. Same as 1948 Significant crack in middle of building. Concrete slab-on-grade - good Concrete slab-on-grade / precast concrete floor - good Same as 1962 Same as 1962	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I. 4 4 4 4 F.I. 4 4 4	1947 1948 1949 1950 1956 1962 1963 1964	Settlement cracking masonry walls at south end. Steel columns/masonry infill. Masonry with precast concrete cladding. Same as 1948 Same as 1948 Steel structure / masonry infill - good Precast structure / precast wall - several locations show cracking at column / beam connections. Same as 1962 Same as 1962	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4 4 4 4 4 4 4 4	1947 1948 1949 1950 1956 1962 1963 1964	Steel Structure / Wood roof deck - good Steel structure / Wood roof deck - good Same as 1948 Same as 1948 Steel structure / Wood roof deck - good Precast structure - See 2.1.2 Same as 1962 Same as 1962	
Other		2 2 2 2	1949 1948 1949 1963	Orchestra Pit / Platform problems Water in basement fan room. Water in basement at pool. Fill in alignment pit and remove lifts in T.V. studio.	See 4.3.7 See 4.4.1 \$3,000

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 states of repair.</i>		Bldg. Section or Roof Section	Description/Condition/Age	\$780,000
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	3	1947 1948 1949 1950 1956 1962 1963 1964	BUR / 17 years / Re-roof within 5 years Same as 1947 Some newer SBS at Recreation Wing Same as 1947 Same as 1947 Same as 1947 Same as 1947 Same as 1947	\$770,000
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4 3	1949	Generally all areas District would like to demolish large masonry chimney. Maintenance / Safety issue	\$10,000
2.2.3	Control of ice and snow falling from roof.	4 4	1962	Generally all areas Ice build up has pulled down solar screen	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	2	1963	District would like skylights removed, leaking. See 2.2.1	See 2.2.1
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.3	Exterior Walls/Building Envelope		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$253,000
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2 2 2 2 2 3 3 3	1947 1948 1949 1950 1956 1962 1963 1964	Precast concrete with masonry caulk joints are completely deteriorated re-caulk Same as 1947 Same as 1947 Same as 1947 Precast cladding - caulking deteriorated - re-caulk Precast cladding - caulking required. Same as 1962 Same as 1962	\$155,000
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3 3 4 3 3	1947 1948 1949 1950 1956	Stucco soffits show signs of water damager / stains / some cracking. Prefinished flashing / fascia is good. Same as 1947 Same as 1947 Same as 1947 Stucco fascia - some water damage staining / cracking.	\$20,000
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I. F.I. F.I. F.I. 2 3 3 3	1947 1948 1949 1950 1956 1962 1963 1964	See 2.3.1 and 2.1.2 See 2.3.1 and 2.1.2 See 2.3.1 and 2.1.2 See 2.3.1 and 2.1.2 Precast cladding - see 2.3.1 See 2.3.1 See 2.3.1 See 2.3.1	See 2.3.1
2.3.4	Interface of roof drainage and ground drainage systems.	4		Generally all areas	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	2 4 4 4 4 4 4 4	1947 1948 1949 1950 1956 1962 1963 1964	Inside finish is exposed brick / some cracking. Acceptable - although problems with insulation / air vapour barrier - staining. Same as 1948 Same as 1948 Same as 1948 Same as 1948 Same as 1948 Same as 1948 Same as 1948	\$78,000
Other					

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	\$1,360,000
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2 2 2	All Areas 1947 1956	Generally all in poor condition / no seals / cracks / peeling paint / no finish / structurally inadequate (78 doors) Large swinging door and O/H door not required (no shops) fill in. (9 doors) Not weather tight (7 doors covered in 2.3.5)	\$95,000 \$5,000
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All Areas	Same condition as doors - deteriorated needs replacing.	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All Areas	Hardware deteriorated - needs replacing.	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2 2 2 2 2 3 3 3	1947 1948 1949 1950 1956 1962 1963 1964	Wood windows-rotted, glass falling out in places, not weatherproof. Completely deteriorated. Some windows have been replaced PVC Same as 1947 Same as 1947 Same as 1947 Aluminum and wood windows - deteriorated - need replacing Aluminum windows - broken seals - deteriorated need replacing. Same as 1962 Same as 1962	\$1,260,000
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2 2 2 2	1947 1948 1949 1950	Needs replacement see 2.4.4. Same as 1947 Same as 1947 Same as 1947	See 2.4.4
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).				
Other					
Overall Bldg Exterior Condition & Estim Costs					\$2,396,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$0
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	1947	Masonry and plaster - some significant cracking - See 2.1.1	
		4	1948	Masonry and plaster - some cracking	
		4	1949	Same as 1948	
		4	1950	Daycare recently modernized.	
		4	1956	Masonry and GWB - good	
		4	1962	Masonry and GWB - good some minor cracking	
		4	1963	Same as 1962	
		4	1964	Same as 1962	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1947	Significant cracking - See 2.1.1	
		4	1948	Slab-on-grade - main, concrete over steel deck - second - good	
		4	1949	Same as 1948	
		F.I.	1950	Major crack in middle - See 2.1.1	
		4	1956	C. Tile - good	
		4	1962	Slab-on-grade / precast	
		4	1963	Same as 1962	
		4	1964	Same as 1962	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	\$3,640,500
3.2.1	Floor materials and finishes.	3	1947	Terrazzo corridor, concrete - main floor and classrooms acceptable, vinyl tile - second floor - replace Terrazzo corridor, VAT, lino in classroom worn - replace	\$132,000
		3	1948	Carpet in theatre is loose / gymnasium floor to be redone - water staining	\$40,000
		3	1949	VAT / Lino (Daycare modernized)	
		3	1950	C. Tile - good	\$7,500
		4	1956	Vinyl tile / Some Carpet / Gym floor good	
		3	1962	Same as 1962, new floor in corridor	\$358,000
		3	1963	Same as 1962	\$10,000
		3	1964		\$50,000
3.2.2	Wall materials and finishes.	2	1947	Plaster / Masonry / Plywood. Cracking / Peeling paint / water stains	\$40,500
		2	1948	Same as 1947	\$73,000
		2	1949	Same as 1947	\$100,000
		3	1950	Masonry / GWB / Plaster (Daycare modernized)	\$9,000
		3	1956	Masonry / GWB / Plaster	\$8,500
		3	1962	Masonry / GWB	\$150,000
		3	1963	Same as 1962	\$95,000
		3	1964	Same as 1962	\$18,000
		2	All	Repair exterior walls as required by window replacement, mechanical replacement	\$300,000
		2	All	Repair interior walls as required for pipe replacement.	\$225,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.3	Ceiling materials and finishes.	2	1947	Plaster and acoustic tile glued on or stapled to strapping - deteriorated/staining. Exposed structure and deck - main floor CR	\$860,000
		2	1948/49	Plaster and acoustic tile glued on or stapled to strapping. Acoustic plaster containing asbestos?	
		3	1950	Acoustic tile glued on or stapled to strapping. Acoustic plaster containing asbestos? (Daycare modernized)	
		4	1956	Exposed structure and deck	
		3	1962	Suspended acoustic tile in corridor / acoustic tile on strapping - poor	
		3	1963	Same as 1962	
		3	1964	Same as 1962	
3.2 Materials and Finishes (cont'd)			Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	2	All Areas	Internal fire doors and hardware - poor condition. Hold opens missing / may not have proper rating. See 3.2.2	\$35,000
		3	1947	Wood doors - some have been replaced.	\$50,000
		3	1948	Same as 1947	
		3	1949	Same as 1947	
		3	1950	Wood doors	
		4	1956	Wood doors	
		4	1962	Wood doors / PSF	
		4	1963	Same as 1962	
		4	1964	Same as 1962	
3.2.5	Millwork	2	1948	Science labs - deteriorated and inappropriate. Elementary classrooms not designed for elementary students.	\$220,000
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	2	All Areas	Blackboards deteriorated. No Whiteboards. Improper mounting heights for elementary	\$106,000
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	2	All Areas	Lockers in poor condition, areas where they have been removed have been filled in with plywood. Wall repairs in 3.2.2.	\$400,000
		F.I.	1949	Lighting grid in black box is unsafe, unusable, also problems with orchestra pit.	
3.2.8	Washroom materials and finishes.	2	All Areas	Terrazzo floors and walls / C. Tile / Plaster. None are barrier free - poor condition, cracked terrazzo. Water damage / staining / cracking. Damaged partitions / fixtures / mirror	\$350,000

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
Other		3	1956	Dust collector to be removed. Finish the room for storage.	\$3,000
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 not if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	\$390,000
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.		1947 1948 1949 1950/56 1962 1963 1964	Non-combustible with exception of the wood roof deck, non-sprinklered with the exception of parts of the theatre Same as 1947 Same as 1947 Same as 1947 All non-combustible, non-sprinklered, with the exception of the basement of 1963 addition. Same as 1962 Same as 1962	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	F.I.	All Areas	Comprehensive code analysis is required - ratings / zones / travel distance.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All Areas	See 3.3.2	
3.3.4	Exiting distances and access to exits.	F.I.	All Areas	See 3.3.2	
3.3.5	Barrier-free access.	2	All Areas	Virtually no part of the school is barrier free. Ramps and elevators are required. (Exterior Ramp in Section 1.3.6)	\$370,000
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.		PHH doing review this fall / winter. Ceilings containing asbestos and light fixtures containing PCB's are evident. Asbestos fire curtain at stage	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	F.I.	All Areas	Problems with cockroaches, silver fish, mice and moulds	
Other		1 F.I. F.I.	All Areas 1949 1949	Broken and missing nosing tiles on interior stairs. Sliding fire door at stage - fusible link - inoperable. Fly system - at stage - requires repairs - safety concerns	\$20,000
Overall Bldg Interior Condition & Estim Costs					\$4,030,500

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.1	Mechanical Site Services				\$0
4.1.1	Site drainage systems (i.e., surface and underground systems, catch basins).	4	All	No problems reported, site grades slope to catch basins.	
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).			N/A	
4.1.3	Outside storage tanks.			N/A	
	Other				
4.2	Fire Suppression Systems		Bldg. Section	Description/Condition	\$610,000
4.2.1	Fire hydrants and siamese connections.	4	All	City hydrants on street, 3 siamese connections adequate.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4 2	All All	1-1/2" standpipe and hose system throughout. Some combustible building sections not sprinklered, requires complete upgrade.	\$610,000
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	All	Adequate hand extinguishers are distributed throughout.	
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	\$1,378,000
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	F.I.	All	Pressure good at all fixtures, City water service, water has yellowish tinge at many fixtures, further investigation required to determine water quality at building entry.	
4.3.2	Water treatment system(s).			N/A	
4.3.3	Pumps and valves (including backflow prevention valves).	4	1962	Backflow prevention for sprinkler service is good.	
4.3.4	Piping and fittings.	2	1947	Piping old and deteriorating, some galvanized pipe, large scale build up is plugging piping, isolation valves no longer seal.	\$500,000
			1948	Same as 1947	
			1949	Same as 1947	
			1950	Same as 1947	
			1956	Same as 1947	
		4	1962	Piping adequate	
			1963	Same as 1962	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	All	All fixtures are old and in poor condition, parts are not available for many models, replace as required.	\$80,000
		2	1948		\$10,000
		2	1962	Science rooms have porcelain sinks, should be upgraded to stainless steel. Science rooms have no sinks.	\$25,000
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	2	1948	Piping is poor conditions, See 4.3.4	See 4.3.4
			1949	Same as 1948	
			1950	Same as 1948	
		1	1947	No hot water at fixtures, piping damaged?	See 4.3.4
		2	1956	Original hot water tank, requires replacement.	\$3,000
		3	1962	Steam heat exchangers and storage tanks supply hot water for entire site (except 1956), system is old and deteriorating, steam boilers must run in summer to heat domestic water, very inefficient, should be upgraded to individual gas fired heaters.	\$10,000
			1963	Same as 1962	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	2	All	Many pipes failing, leaking in walls and under floors, storm drainage backs up through sanitary fixtures flooding washrooms and basements, combined storm/sanitary sewer to city connection.	\$650,000
		2	All	Sump pits and pumps are original, constantly requiring repairs, need replacement.	\$100,000
Other				N/A	

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	\$2,310,000
4.4.1	Heating capacity and reliability (including backup capacity).	4	1949	3 steam boilers installed in 1962 provide heat for entire site. Clever Brooks Model CB760-300, 12,554,000 btuh gas input. Equipment is moderately good condition.	
		1	1949	Condensate tank below pool failed, condensate running to storm drain. Replace tank and pump.	\$5,000
		2	All	Condensate tanks and pumps old and worn, constantly require repairs. Replace as required.	\$100,000
4.4.2	Heating controls (including use of current energy management technology).	3	All	Pneumatic controls throughout, control air lines are old and require servicing.	See 4.7.1
4.4.3	Fresh air for combustion and condition of the combustion chimney.	4	All	Adequate combustion air.	
4.4.4	Treatment of water used in heating systems.	4	All	Good treatment program in place.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	All	Adequate boiler controls.	
4.4.6	Heating air filtration systems and filters.	3	All	Old filtration, requires upgrade	See 4.4.8
4.4.7	Heating humidification systems and components.	1	All	No humidification system is in place.	\$405,000

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.4	Heating Systems (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
4.4.8	Heating distribution systems (i.e., piping, ductwork) and associated components (i.e., diffusers, radiators).	2	All	Steam, condensate, and hot water piping is original, piping/fittings leak everywhere, most valves don't seal (if they work at all)	\$1,800,000
		3	1947	Steam coils in duct system, steam coil unit heaters, original equipment should be replaced.	
		3	1948	Steam coils in perimeter wall ventilators, original equipment should be replaced.	
			1950	Same as 1948	
		3	1949	Steam convection radiation cabinets, original equipment should be replaced.	
		4	1956	Forced air gas fired furnace, recently replaced.	
		3	1962	Perimeter hot water coils in wall ventilators, hot water coils in interior ductwork for zone control, all systems old and should be replaced as required.	
			1963	Same as 1962	
			1964	Same as 1962	
4.4.9	Heating piping, valve and/or duct insulation.	2	All	Insulation badly deteriorating, asbestos throughout most of heating pipe	See 4.4.8
4.4.10	Heat exchangers.	3	1962	Heat exchangers for domestic hot water, and for hydronic heating old and worn, replace as required.	See 4.3.6
4.4.11	Heating mixing boxes, dampers and linkages.			N/A	
4.4.12	Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	2	All	Ventilation/heating units are noisy, teachers turn them off during lectures.	See 4.4.8
4.4.13	Zone/unit heaters and controls.	4	All	Pneumatic controls throughout, control air lines are old and require servicing.	See 4.7.1
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	\$2,085,000
4.5.1	Air handling units capacity and condition.	2	1947	Individual air systems hung from ceiling: Noisy and teachers turn them off, original equipment in poor condition, snow and rain enters through outside air openings.	\$510,000
			1948	Same as 1947	
			1950	Same as 1947	
		2	1949	Central air systems for theatre and gymnasium, inadequate for occupant load.	\$420,000
		4	1956	Recently replaced gas fired forced air furnace.	
		3	1962	Central air systems for interior spaces, perimeter classrooms have wall ventilators. No ventilation air for Corridors. Units are old and constantly require repairs. Upgrade as required.	\$1,100,000
			1963	Same as 1962	
			1964	Same as 1962	
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	2	All	Very poor, many rooms are stale/stuffy. Most large rooms only have one supply air outlet. Rooms with individual air systems are noisy and teachers turn them off.	refer to 4.5.1
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	2	All	Refer to 4.5.1. Upgrade to entire air system is required.	refer to 4.5.1
4.5.4	Exhaust systems capacity and condition.	3	All	Washrooms and change rooms smell, exhaust system should be upgraded to increase air changes.	\$25,000
		2	1947	Shop areas have inadequate exhaust systems for painting and equipment.	\$10,000
		2	1963	Vehicle area has no vehicle exhaust or carbon monoxide detectors, no ventilation for welding or paint booths.	\$10,000
4.5.5	Separation of out flow from air intakes.	4	All	Adequate separation of exhaust air from intake plenum.	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	1	1948	Science lab has wooden fume cabinet, unsealed, exhaust volumes do not meet standards.	\$10,000
Other					
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>				

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.5.7	Ventilation controls (including use of current energy management technology).	2	All	Teachers have access to disconnect switches and turn units off.	See 4.7.1
4.5.8	Air filtration systems and filters.	4	All	Filters dirty, require more frequent observation by maintenance.	
4.5.9	Humidification system and components.	1		No humidification system.	See 4.4.7
4.5.10	Heat exchangers.			N/A	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	2	All	Poor, refer to 4.5.1	refer to 4.5.1
Other					

Section 4	Mechanical Systems	Rating	Comments/Concerns		Estim. Cost
4.6	Cooling Systems		Bldg. Section	Description/Condition	\$60,000
4.6.1	Cooling system capacity and condition (i.e., chillers, cooling towers, condensers).	2 2	1949 1963	Theatre requires cooling for occupant capacity Computer room requires cooling	\$50,000 \$10,000
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	\$1,200,000
4.7.1	Building wide/system wide control systems and/or energy management systems.	3		Central BMCS is Transalta OMNI system. System is older but is capable of 365 day schedule programming. Pneumatics are old and require servicing. System should be upgraded as required.	\$1,200,000
Overall Mech Systems Condition & Estim. Costs					\$7,643,000

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.1	Site Services				\$65,000
5.1.1	Primary service capacity and reliability (i.e., access, location, components, installation, bus sizes - note whether overhead or underground).	4 4 4 4 4 4	1947 1948 1949 1950 1956 1962 1963	13.8 KV to 120/208V switch gear type - siemens type KL - 600 AMP Refer to 1947, underground through tunnels, good clearance Same as 1947 Same as 1947 120/280V - 225A splitter to CDP; sub-fed from main building. 15 KV - 1200A; 120/208V - two boards. Power factor correction - spare capacity. Same as 1962	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	2 2 2 2 2 2 2	1947 1948 1949 1950 1956 1962 1963	Security lighting inadequate, parking lot lighting inadequate. Note: overall site lacks site wide control of exterior lighting. Same as 1947 Same as 1947 Same as 1947 2 incandescent lights - located at either end of building Building has outdoor luminaires - primary at entrances and incandescent - not enough for security. Same as 1947	\$3,000 \$5,000 \$5,000 \$5,000 \$4,000 \$5,000 \$8,000
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	4 5 4	1949 1956 1962	10 parking stalls - electrified Car plugs - yes 18 Car plugs on energy management system (Transalta System)	
Other		2 2	1947 1962	New service for elevator. New service for elevator.	\$15,000 \$15,000
5.2	Life Safety Systems		Bldg. Section	Description/Condition	\$46,000
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	5 5	1947 1948 1949 1950 1956 1962 1963	Recent upgrade - 3 years old - strobes - refer to 1962 building Upgrade 3 years old - refer to 1962 building Refer to 1962 building Refer to 1962 building Refer to 1962 building Edwards upgrade recent (3 years) Model IRC3, Job No. 50-296-0101-000 Refer to 1962 building	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	2 2 1 3 F.I. F.I. F.I.	1947 1948 1949 1950 1956 1962 1963	Batt lights in corridors - spacing approximately 35 m; lights ran on test Battery pack lighting heads spaced too far apart Battery pack spacing greater than 50 ft.; some areas no lights at all. Spacing of lighting heads too great Need to determine if any lighting fed from emerg. generator, no battery pack lighting installed. No battery packs - determine extent of lighting fed from generator. Emergency generator - assumed.	\$3,000 \$6,000 \$10,000 \$5,000
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3 3 3 4 3 4	1947 1948 1949 1950 1956 1962 1963	Exit lights are incandescent and in poor condition, further investigation required to determine if tied into D.C. power. Incandescent type, quantity and location ok, upgrade to L.E.D. Incandescent; some not working - circuitry untraceable; exit lights missing in some areas; exit lights in pool not working. None installed due to open floor plan of building. L.E.D. - some areas missing lights. Adequate - L.E.D.	\$6,000 \$4,000 \$8,000 \$4,000
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
			Bldg. Section	Description/Condition	
5.3	Power Supply and Distribution				\$301,500
5.3.1	Power service surge protection.	3	1947	Local protection at specific equipment only	\$15,000
		2	1948	Some local power bars only.	In 1947
			1949	None refer to 1947 building	
			1950	None refer to 1947 building	
			1956	None	
		3	1962	Local to equipment only	\$20,000
5.3.2	Panels and wireways capacity and condition.	2	1947	Original panels - Westinghouse - reaching end of life - panel directories inadequate.	\$20,000
		3	1948	Original panels by Westinghouse. Less than 5% spare capacity. Spare parts unavailable	\$24,000
		3	1949	Generally less than 10% spare capacity. Old Westinghouse vintage 1949	\$30,000
		3	1950	Original equipment - full - at end of life	\$20,000
		4	1956	Westinghouse FPE 5% spare	
		3	1962	Original - Westinghouse - all full - add ons -FPE - 20% spare	\$25,000
		4	1963	Bus duct dist. SQ. D equip. - approx. 10% spare cap.	
		5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).		1947
	1948			Refer to 1962 evaluation	
	1949			Refer to 1962 evaluation	
	1950			Refer to 1962 evaluation	
	1956			Refer to 1962 evaluation	
4	1962			277/480 30KW natural gas ONAN exercised monthly, ONAN transfer switch	
5.3.4	General wiring devices and methods.		1963	Refer to 1962 evaluation	
		2	1947	Grounding adequate, devices in poor condition, should be replaced.	\$12,000
		3	1948	General condition marginal	\$20,000
		3	1949	Overall devices reaching end of useful life.	\$40,000
		4	1950	Grounded 3 prong receptacles	
		4	1956	Acceptable	
		3	1962	Overall staff complain of not enough receptacles in classrooms	\$30,000
		4	1963	Overall condition good - following exceptions:	\$250
		1		Print shop - wireway cover missing exposed wiring	\$250
		1		Studio 163 - faulty receptacle	
5.3.5	Motor controls.	3	1947	Starters are local to equipment, marginal condition	\$10,000
		3	1948	Starters mounted in proximity to equipment served, tied into building energy management system	\$10,000
		4	1949	Local starters mtd. In proximity to equipment served.	\$25,000
		4	1950	Local starters mtd. In proximity to equipment served.	
		4	1956	Local starters mtd. in proximity to equipment served	
		4	1962	Local starters. Tied into EMS SQ. D. equipment	
		4	1963	Separate starters, local to equipment, control tied into EMS	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.4	Lighting Systems		Bldg. Section	Description/Condition	\$809,000
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	2	1947	Corridor 15 fc; luminaires-3 marginal; some luminaires original ballast; some incandescent; Classroom 50 fc or less; local line voltage switching.	\$100,000
		2	1948	Corridors 10 fc or less; Classrooms 65 fc or less on main floor; some lights inoperable; Classroom 2nd level 35 fc or less; local line voltage switching	\$90,000
		3	1949	Routledge Gym 40 fc; theatre lights obsolete, wireways old and rusted, sound system inadequate, 800A dist. for this area - 700A brkr, room for 6 3P brkrs in CDP, dimmer system obsolete; some incandescent; corridors vary 10fc to 30 fc	\$25,000 \$150,000
		3	1950	Corridor 12fc; Daycare light good 80 fc; Classrooms less than 50 fc without daylight contribution; local line voltage switching.	\$20,000 \$25,000
		3	1956	Classroom 43 fc, with large daylight contribution; Local line voltage switching	
		2	1962	No lenses on corridor fixtures; Corridor 18-20 fc; local line voltage switcher; Typical Classroom 25 fc; Library 50 fc; mechancial runs generall incord.; gym 35 fc flourescent	\$245,000
		3	1963	Welding Shop 30 fc; Lecture Room 70 fc; Lighting in computer classroom not designed to recommended guidelines; 90% line voltage switching; 10% low voltage switching; T12 lamps throughout	\$154,000
5.4.2		Replacement of ballasts (i.e., health and safety concerns).	2	1947	
	2		1948		
	F.I.		1949		
	F.I.		1950		
	F.I.		1956		
	F.I.		1962		
	F.I.	1963			
5.4.3	Implementation of energy efficiency measures and recommendations.		1947	Corridor lights is tied to energy management system	incl. In 5.4.1
			1948	Energy management corridor light, lockers, etc. T12 lamps should be replaced with T8 lamps	
			1949	Energy management system controls corridor lights; T12 lamps could be replaced with T8 lamps	
			1950	Energy management system controls corridor lights; T12 lamps; exit lights could be LED type.	
			1956	Recommend replacing T12 lamps with T8	
			1962	Existing energy management system controls corridor lights	
			1963	Corridor lighting controlled by existing energy management system.	
Other					

Section 5	Electrical Systems	Rating	Comments/Concerns		Estim. Cost
5.5	Network and Communication Systems		Bldg. Section	Description/Condition	\$25,000
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	4	1947 1948 1949 1950 1956	Telephone cabinet; wire in conduit Refer to 1962 building Refer to 1963 building Refer to 1962 building Refer to 1962 building	
		4	1962 1963	Refer to 1962 building	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	3	1947	PA speaker coverage inadequate	\$3,000
		3	1948	PA speaker spacing greater than normal, some cases 60-70 ft.	\$5,000
		4	1949	Refer to 1963 building	
		4	1950	Public address only	
		4	1956	Public address	
		3	1962	Public address speakers 30' OC poor spacing, intercom system - speakers in poor condition, volumes vary and are uncontrollable - no zones, selectable - one zone only.	\$15,000
		4	1963	Public address	
5.5.3	Network cabling (if available, should be category 5 or better).	4	1947	Cat. 5 cabling	
		4	1948	Cat. 5 throughout	
		4	1949	1 outlet per classroom	
		4	1950	Cat. 5 data cabling	
		4	1956	Cat. 5 cabling	
		4	1962	Cat. 5 cabling	
		4	1963	Cat. 5 data	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	1947	Cat. 5 cable installed recently	
		4	1948	Cat.5 cable installed in conduit	
		4	1949		
		4	1950	Cable install in conduit, all outlets labelled	
		4	1956	Conduit/JB's to main building	
		4	1962	Conduit/JB installed for cabling, outlets labelled	
		4	1963	Conduit/JB's	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	3	1947	Cabinets and conduit	\$2,000
		4	1948		
		4	1949	Refer to 1948 building	
		4	1950		
		4	1956	None N/A	
		4	1962	Terminal cabinets in dedicated rooms	
		4	1963		
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	4	1947	Refer to building 1948	
		4	1948		
		4	1949	Refer to 1948 building	
		N/A	1950	No network equipment in this area	
		4	1956	None N/A	
		4	1962		
		4	1963	Dedicated outlets at Hubs/Patch panels	
Other					

Section 5 Electrical Systems		Rating	Comments/Concerns		Estim. Cost
5.6	Miscellaneous Systems		Bldg. Section	Description/Condition	\$0
5.6.1	Site and building surveillance system (if applicable).			None	
5.6.2	Intrusion alarms (if applicable).	4	All	Motion detectors, tied into overall building system	
5.6.3	Master clock system (if applicable).	4	1947	Still runs but as clocks fail they are not being replace.	
		4	1948	Clocks being replaced by battery or electric as they fail.	
			1949	None	
		4	1950	Equipment still functioning, but as clocks fail being replaced with new clocks not tied to system	
		4	1956	Sub-fed from site clock system	
		4	1962	In use but when parts fail are not replaced	
		4	1963	As clocks fail replaced with battery or electric clocks	
Other		4	1963	T.V. studio, wireways provided for systems	
5.7	Elevators/Disabled Lifts (If applicable)				\$0
5.7.1	Elevator/lift size, access and operating features (i.e., sensing devices, buttons, phones, detectors).				
5.7.2	Condition of elevators/lifts.				
5.7.3	Lighting and ventilation of elevators/lifts.				
Other					
Overall Elect. Systems Condition & Estim Costs					\$1,246,500

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).			
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).			
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).			
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).			
6.1.5	Interior finishes (i.e., floors, walls, ceiling).			
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).			
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)			
6.1.8	Heating system.			
6.1.9	Ventilation system.			
6.1.10	Electrical, communication and data network systems.			
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).			
6.1.12	Barrier-free access.			
Overall Portable Bldgs Condition & Estim Costs				

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	97		10045	95	80	7600	+2445	
7.2	Science Rooms/Labs		135.1 636.0	771.1	12	120	1440	-668.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4		670	2 12	130 90	260 1080	-670	
7.4	Gymnasium (incl. gym storage)	4 3	132	2222.4			3327	-1104.6	
7.5	Library/Resource Areas	1 1	25.5 764.6	790.1			1140	-349.9	
7.6	Administration/Staff, Physical Education, Storage Areas	3 34		1416.8 95.0 1470.6			3542	-559.6	
7.7	CTS Areas								
	7.7.1 Business Education	1		314.1	2	115	230	+84.1	
	7.7.2 Home Economics	--	--	--	3	160	480	-480	
	7.7.3 Industrial Arts	--	--	--	1	280	280	-280	
	7.7.4 Other CTS Programs	6		2530.9		300 510 570	1380	+1150.9	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			14890.7 1927.7			6973	+9845.4	
	Deduct Leased Areas			-1531.8					
	Deduct Pool			- 670					
	Deduct Theatre			-1302.5					
	Overall Space Adequacy Assessment			37,144.40			27,732	+9412.4	

Evaluation Component/ Sub-Component	Additional Notes and Comments
3.2.2 Wall Materials and Finishes	Estimate includes general wall repairs and those required for window, heating piping and plumbing piping replacement, exact extent unknown.
3.2.3 Ceiling Materials and Finishes	Estimate includes for new ceilings required for heating piping and plumbing piping replacement.
3.1.2 Floors	Plumbing piping replacement may require slab replacement in places. No estimate given for slab or floor finish replacements.
3.2.4 Interior Doors and Hardware	1947, 1948, 1949 and 1950 - Interior doors are showing signs of wear and deterioration and some have been replaced, \$50,000 allowance is for door replacement as required.

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