

Building Assessment

Ministik school original building dates back to 1951.

School had a gym addition a few years back – this would be the newer portion of the school.

School originally had portables which since have been removed.

Accessibility

- Presently accessibility would need to be addressed as to access to the main floor and access to the basement area would need addressed.

Parking Requirements

- Not sure of facility capacity or purposed function of the building but would need to consider a parking area to accommodate occupancy plus activity at the sports field and playground.

Fire System

- No suppression.
- Functional and monitored system (heat, smoke)
- System is dated.

Security System

- Entry alarm
- Functional system and presently being monitored
- System is dated

Grounds

- Playground area and field appear to be in good condition.
- Landscaping would be required where portables once where to improve sight drainage and appearance.

Exterior walls

- Would need to have the area from where portables once attached fully finished.
- Some areas of parging and stucco require repair.

Flooring

- Some areas have flooring missing and damaged and would require repair/ replacement – the flooring within the older area of the school would need investigated for asbestos.
- Gym floor appears to be in good shape.

Ceiling Tiles

- Many are damaged and stained throughout the school.

Roofing

- Areas appear to be dated and in need of repair – would need inspected for remaining life and potential unseen issues.

- Some areas of eavestrough and down spouts require repair and relocation to keep water away from building exterior.
- Areas around the school roof require fascia and soffit repair/replacement.

Electrical

- Appears to be in good shape but would need an inspection completed on major components.
- Lighting is dated and potentially would need updated to improve energy efficiency.
- IT cabling would need to be removed or upgraded.

Mechanical

- Furnaces – functional but dated, and would need full inspection and audit completed for remaining life.
- Boilers – functional but dated, would need full inspection and audit completed for remaining life.
- Hot water tanks – functional but dated, would need full inspection and audit completed for remaining life.
- Efficiency of heating equipment is dated and moving towards energy efficient equipment requires additional venting and drainage.
- Water is required to be hauled into site.
- Inspection of cistern would need to be completed.
- Septic – septic field presently functional – would need to complete inspection to determine age remaining on field or installing a holding tank – which would be required to be pumped out.

The school board facility audit report may be able to fill in some of the uncertainty to remaining life of equipment.

Over all the school is not in poor condition but would require some upgrades.

Any alterations or modernization to the building would require further investigation to asbestos and remediation requirements prior to moving or taking down of walls.