School Facility Evaluation Project Part I - Facility Profile and Summary

Date_

School Name: Colonel Walker Community School School Code: 9602 Region: South South Facility Code: 1590 Region: South Contract Person: Learnes Soligo Jurisdiction: Calgary School District #19 Contact Person: Learnes Soligo Grades: K-6 School Capacity: 490 Building Section Year of Compt. Floors Floors Top of Construction (i.e., structure, finel, major upgrades) Comments/Notes Building Section Year of Compt. Floors Floors Top of Construction (i.e., structure, finel, major upgrades) Comments/Notes Building Section Year of Compt. Floors Floors Top of Construction (i.e., structure, finel, major upgrades) Comments/Notes Original Building 1912 4 3130.10 The original builty on Charlos and metal structure of no structure, which is concrete slab, on-grade (in the billing consists of sheet vin) flooring adhered to the floor structure, which is concrete slab, on-grade (in the billing consists of sheet vin) flooring adhered to the floor structure, which is concrete slab, on-grade (in the billing consists of sheet vin) flooring adhered to the floor structure of no structure of no school is wood. The and sheet major upgrades Impoving the compt hereitige Board with the City of Calgary. Subtotal 3130.10 Subtotal 3130.10 Evaluator's Name: Paul								
Location: 1921 9th Avenue SE Facility Code: 1590 Region: South South Superindendent: Dr. Donna Michaels Jurisdiction: Calgary School District #19 Contact Person: Leanne Soligo Grades: K-6 Telephone: 214-1123 Building Section Year of Compl. No. of Gross Bidg Area (Sq.M.) Type of Construction (i.e., structure, root, cladding) Description of Mechanical Systems (mer. major upgrades) Building Section Year of Compl. No. of Gross Bidg Area (Sq.M.) Type of Construction (i.e., structure, root, cladding) Description of Mechanical Systems (mer. major upgrades) Comments/Notes Original Building 1912 4 3130.10 The original built-up cort. The ather at graves of the school in the 1912 portion of the school is wood. Thar accustic tile ceiling syste		School Name:	Colonel Wa	lker Cor	nmunity School		School Code:	9602
Reich or rest res rest rest <		Location:	1921 9th Av	venue SE	=		Facility Code:	1590
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Jurisdiction: Calgary School District #19 Contact Person: Leanne Soligo Image: School Capacity: 214-1123 214-1123 Image: School Capacity: 490 Image: School Capacity: 190 Image: School Capacity: 190 Image: School Capacity: 190 Image: School Capacity: 190 Image: School Capacity: 191 Image: School Capacity: 191 Image: School Capacity: 191 Image: School Capacity: 191 <t< td=""><td></td><td>Region:</td><td>South</td><td></td><td></td><td></td><td>Superindendent:</td><td>Dr. Donna Michaels</td></t<>		Region:	South				Superindendent:	Dr. Donna Michaels
Grades: K-6 Telephone: 214-1123 Building Section Compt. Floors (Grades): Year of Compt. School Capacity: 490 Building Section Compt. Floors (Grades): Type of Construction (i.e., structure, red, cladding) Description of Mechanical Systems (incl. major upgrades) The building should fall under Municipal operations and metal screens. It has a flat graviled asphalt built-up root. The other additions of the school are noticeably different. The interior of the school in the 1912 portion of the school in the 1912 portion of the school. The walls in the 1912 portion of the school. The walls in the 1912 portion are plaster. Description of Name: Paul T. Becher Subtotal 3130.10 Evaluator's Name: Paul T. Becher		Jurisdiction:	Calgary Sc	hool Dist	trict #19		Contact Person:	Leanne Soligo
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Vear of Building Section Vear of (Compl. Proors (forss Bidg Area (sq.M.) Type of Construction (i.e., structure, not, cladding) Description of Mechanical Systems Comments/Notes Original Building 1912 4 3130.10 The original building has a sandstore exterior with wooden windows and metal screens. It has a flat gravelid asphalt built-up roof. The other additions of the school are noticeably different. Central steam boilers feed steam to perimeter radiation. Central built up extilation system for sidewall as a potential heritage Guidelines for the school in the 1912 portion of the building consists of sheet vinyl flooring adhered to the floor structure, which is concrete slab- on- grade (in the basement) The floor structure and roof structure of this portion of the school. Central steam boilers feed steam to perimeter radiation. Central built as a potential heritage Guidelines for the original 1912 building would need to the original 1912 building would need to be brought before the Heritage Board with the City of Calgary. Subtotal 3130.10 3130.10 Subtotal 3130.10 Evaluator's Name: Paul T. Becher								
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Image: Second and Second an	Origin	al Building	1912 Subtotal	4	3130.10	The original building has a sandstone exterior with wooden windows and metal screens. It has a flat gravelled asphalt built-up roof. The other additions of the school are noticeably different. The interior of the school in the 1912 portion of the building consists of sheet vinyl flooring adhered to the floor structure, which is concrete slab- on-grade (in the basement) The floor structure and roof structure of this portion of the school is wood. T-bar acoustic tile ceiling system has been added throughout the school. The walls in the 1912 portion are plaster.	Central steam boilers feed steam to perimeter radiation. Central built up ventilation system for sidewall supply into classrooms.	The building should fall under Municipal and Provincial Heritage Guidelines for renovation work. The building is listed as a potential heritage site. Work done to the original 1912 building would need to be brought before the Heritage Board with the City of Calgary.
Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher Image: Market State Image: Market State Paul T. Becher								
Image: Second							Evaluator's Name:	Paul T. Becher
							& Company:	Boucock Craig and Partners
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Additions/Expansion	1952	1	1803.7	The 1952 addition is constructed of	A steam boiler feeds some	
	1965	1	985.9	concrete block with panel boards	convertors for coils on air handling	
	1982	1	89.2	above the windows. It appears that	units for the administration area	
		•	00.2	these panel boards are not	and avmnasium. Steam also feeds	
				constructed of asbestos. However,	porimotor radiation in classrooms	
				further investigation is advised. The		
				1965 addition and the 1982 addition		
				are constructed of yellow brick. They		
				too have flat asphalt built-up roofs.		
				There are no windows in the 1965		
				addition in that it is the gym. The		
				1982 portion of the school forms the		
				main entrance of the facility.		
				The floor covering in the 1952 addition		
				is asphalt tile, with sheet vinyl in the		
				classrooms. The 1965 addition		
				houses the gym, which has a wooden		
				maple floor. The stage area has a		
				wooden floor as well (appears to be		
				pine). The 1982 addition has vinyl		
				composite tiles in the entrance area		
				and carpeted floors in the staff and		
				administration areas.		
				Plaster and concrete block walls can		
				be found in the 1952, 1965 and 1982		
				additions. Acoustic t-bar ceiling		
				systems can be found throughout the		
				school. The corridors have the original		
	Subtotal		2878.8	acousti-tiles adhered to the ceiling.		
Ungrading/						
Modernization						
(Identify whether						
(identity whether						
Portable Struct.						
(identify whether						
attached/perman. or						
free-standing/						
relocatable)						
· · · · · · · · · · · · · · · · · · ·						
	Total		6008.9			
List of Reports/	No reports	were ava	ilable.			
Supplementary	· ·					
Information						
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	Evaluation Components	Summary Assessment	Estim. Cost
1 \$	Site Conditions	Paint flagpole.	\$224,000.00
		Parking lot to be paved and catch basin installed.	
		Fire lane to be installed.	
		The parking lot needs to be redesigned to accommodate a proper drop-off area.	
		Two handicap stalls required with signage.	
		Cracks in sidewalk to be filled.	
21	Building Exterior	Wall construction at the 1952 entrance on the building's west side is severely cracked. Structural	\$501,198.03
		investigation is necessary. Replace that portion of the exterior wall.	
		Roof needs to be replaced.	
		New gutters, downspouts, and splashpads are needed.	
		Paint on the exterior of the 1965 and 1952 additions needs to be redone.	
		Sandstone repair required.	
		Fascias, soffits and parapets need repair.	
		Basement walls of the 1912 portion of the school should be insulated	
		Doors and frames need paint on the exterior of the school	
		Electronic door openers are required at barrier free entrances	
		Original windows in the 1912 portion of the building need to be repainted	
		Original latches of the 1912 windows need to be rectard.	
31	Building Interior	Carrier in the library needs replacing	\$138 818 26
		Now the required throughout school because of the mechanical upgrading that node to	ψ+30,0+0.20
		locate	
		One layer of Type " Y " $F/0$ " supreme based people to be applied to the underside of the system conjugate	
		One layer of Type X 5/8 gypsum board needs to be applied to the underside of the existing ceilings	
		to create a 45 Minute fire separation.	
		Washrooms need to be made barrier free accessible.	
		The building may need to be sprinklered.	
		Fire doors are required.	
		An elevator and chair lift are required.	
		Fresh air needs to be brought into the Boys' and Girls' Change Rooms in the basement.	
		A 3% Contingency Fund has been created for architectural changes related to barrier-free access	
		and/or mechanical and electrical changes.	
41	Mechanical Systems	The mechanical consists of steam radiation and minimal ventilation. The systems are getting old and	\$1,009,320.00
		fast reaching their anticipated life expectancy. Plumbing, heating and ventilation upgrades are	
		required throughout.	
51	Electrical Systems	The electrical systems are in good condition. Exit lights and general lighting could be upgraded to T8	\$98,500.00
		lamps and electronic ballasts. Surge protection, loose starters and branch circuits should be	
		upgraded.	
6	Portable Buildings	N/A	\$0.00
7 9	Space Adequacy:		
	7.1 Classrooms	Deficient: 347.10 m ² Note: Based on current use, space is adequate - some classrooms used as	
		letorogo	
<u>├</u>	7.2 Science Rooms/Labs		
ľ		Deficient: 22.8 m ⁻ . Note: Based on current use, space is adequate for science rooms.	

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Evaluation Components	Summary Assessment	Estim. Cost
7.3 Ancillary Areas	Deficient: 214.3 m ² .	
7.4 Gymnasium	Surplus: 30.5 m ^{2.}	
7.5 Library/Resource Areas	Surplus: 84.8 m ² .	
7.6 Administration/Staff Areas	Deficient: 78.5 m ² .	
7.7 CTS Areas	Surplus: 279.0 m ² .	
7.8 Other Non-Instructional Areas (incl. gross-up)	Surplus: 2,137.3 m ^{2.}	
Overall School Conditions & Estim. Costs	Surplus: 2,025.9 m ² . School appears under-utilized.	\$2,271,866.29

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Condions			
1.1.1	Overall site size.	5	City block Good supply of community playfields and playground equipment.	
1.1.2	Outdoor athletic areas.	5	2 Soccer Fields 5 Baseball diamonds	
1.1.3	Outdoor playground areas, including condition of equipment and base.	5	2 Creative playground areas. (1 is fenced in adjacent to the 1965 addition, which houses daycare facilities)	
1.1.4	Site landscaping.	4	Well-kept grass and playing fields. Large trees in front of school are too much work in the Autumn for the janitor	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Bike stands, a flag pole, fencing around the perimeter of the site and daycare is provided. Guard rails are provided at the front of the school along sidewalks. The flagpole needs painting.	\$1,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	The parking area doesn't drain properly and because it is gravel, it poses as a maintenance problem. See 1.3.3. The playing fields and rest of site are fine. Parking area should be paved and a catch basin installed. See 1.3.2	
1.1.7	Evidence of sub-soil problems.	F.I.	Behind the 1912 portion of the school, the exterior wall that is at the rear entrance of the 1952 addition (facing west) is severely cracked. The building may have settled in this area.	
1.1.8	Safety and security concerns due to site conditions.	4	Adequate.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2	Access/Drop-Off Areas/Roadways/Bus			
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	5	Because the site takes up one City block, the school site has four corner access points. There are pedestrian crossing lights at the front of the school. One entrance is provided for the parking area.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	3	No on-site road network provided. According to Code, if a building is three stories or more and over 600 sq. m. in area, a fire lane is required. Fire lane to be installed	\$150,000.00
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	3	The drop-off lane is along the entrance way through the parking area. The bus lanes are along the City street. The parking area should be redesigned and paved to accommodate a proper drop-off. See 1.3.2.	
1.2.4	Fire vehicle access.	3	Along City streets. See 1.2.2 Fire lane required	
1.2.5	Signage.	5	Visible from front of school	
Other				

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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).	2	No handicap parking. 34 parking stalls provided, 2 handicap parking stalls required by Code. 2 handicap stalls to be provided by entrance. Curb cut may be required with signage for handicap stall.	\$8,000.00
1.3.2	Layout and safety of parking lots.	3	Parking area needs to be redesigned with a better drop-off lane and needs to be paved. The parking lot needs a place to dump the removal of snow.	\$60,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	1	The lot needs a culvert and it needs to be paved. Water ponds at the entrance of the school. See 1.3.2.	
1.3.4	Layout and safety of sidewalks.	5	Sidewalks are adequate	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Sidewalk drainage is adequate. Cracks in sidewalks to be filled. Asphalt and concrete are provided.	\$5,000.00
1.3.6	Curb cuts and ramps for barrier free access.	2	If the parking area is paved, a curb cut will be necessary. See 1.3.2.	
Other				
	Overall Site Conditions & Estimated Costs			\$224,000.00

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Part I - Facility Profile and Summary

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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	All	Adequate	
2.1.2	Wall structure and columns (i.e., signs of bending,	F.I.	All	Adequate.	
	cracking, settlement, voids, rust, stains).			Wall construction at the 1952 entrance on the building's west side is severely cracked. Structural investigation is necessary. Replace that portion of the exterior wall. See 2.3.1.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	F.I.	1912	Parapet is pulling away from an adjacent 1912 sandstone wall. Further investigation is required to determine if roof structure is related to problem.	
2.1.4	Control/expansion joints.	4	All	Adequate where applicable.	
Other					

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Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.2	Roofing and Skylights 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		Bldg. Section or Roof <u>Section</u>	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	The roof needs to be redone. Although further investigation is required, \$65/sq.m. used (includes roof removal)	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	2	All	A new metal ladder has been installed. New gutters, downspouts and splashpads are needed.	\$4,651.03
2.2.3	Control of ice and snow falling from roof.	5	All	The roofs are flat. No problems.	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	5	All	There are nine small skylights over the library. These have recently been serviced so they do not leak.	
Other					

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Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.3	Exterior Walls/Building Envelope		Bldg.		
			Section	Description/Condition	
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	2	All	The concrete blockwork at the west entrance of the 1952 addition is severely cracked and needs repair. Further structural investigation is required. The paint on the exterior of the 1965 and 1952 additions needs to be redone, as well as on a small portion of siding on the rear of the 1912 building. The sandstone on the 1912 building is cracked in some areas around the base of the building. On the roof, part of the sandstone wall has cracked and pulled away from the roof. It has been temporarily caulked. Damaged block wall: \$50,000.00 Sandstone Repair: \$50,000.00 Paint: \$48,075.60	\$148,075.60
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	2	All	The fascias, soffits and parapets need repair. Repainting or replacement necessary. See 2.2.2	
2.3.3	Building envelope (i.e., evidence of air infiltration/ exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	2	All	No evidence of any air infiltration or exfiltration. However, the exterior walls are not properly insulated in the 1912 portion of the building. Insulating these walls would be an Heritage issue and work done on the 1912 portion of the school would require advice from the Heritage Advisory Board. The value is for insulating the 1912 basement area.	\$150,000.00
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No problems were observed	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	All	Although exterior damage was observed, no interior damage was observed on the exterior walls. See 2.3.1	
Other					

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Section 2	Building Exterior	Rating		Comments/Concerns	Estim. Cost
2.4	Exterior Doors and Windows		Bldg.		
			Section	Description/Condition	
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Doors and frames need paint on the exterior of the school. \$100 per door. Price provided by Devitt and Forand Contractors Inc.	\$1,500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Adequate	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	2	All	Electronic door openers are required at the entrances. Three entrances need door openers. \$1,500 each per opener.	\$4,500.00
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	2	All	Original windows in the 1912 portion of the building need to be repainted. The windows in the 1952 addition need to be replaced. Cost to restore windows may be approximately the same as new.	\$192,471.40
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	2	All	See 2.4.4 and 2.4.5. Original latches of the 1912 windows need to be restored. Because of its potential historical nature, window accessories cannot simply be replaced.	
2.4.6 Other	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	Adequate	
	Overall Bldg Exterior Condition & Estim Costs				\$501,198.03

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Part I - Facility Profile and Summary

Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns	Estim. Cost
3.1	Interior Structure		Bldg.		
			Section	Description/Condition	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	4	All	Adequate	
3.1.2	Ploors (i.e., signs of cracks, heaving, settlement).	2	All	Carpet in library needs replacing. See 3.2.1 Carpet: \$10,058.40 Underlay: \$5,943.60 Removal: \$2,286.00	\$18,288.00
Othe	r				
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	2	All	Carpet in library needs replacing. Vinyl composite tile, asphalt tile, sheet vinyl and carpet used in school. Maple hardwood in gym. Pine floor in stage area. See 3.1.2.	
3.2.2	Wall materials and finishes.	4	All	Plaster and concrete block used.	
3.2.3	Ceiling materials and finishes.	2	All	Suspended acoustic tile system in the 1912, 1952 and 1982 portions of the building. The original acousti-tile still installed in corridors of 1952 addition. New t-bar ceiling required because of mechanical upgrading that needs to occur. One layer of Type "X" 5/8" gypsum board needs to be applied to underside of existing ceilings to create 45 minute fire separation.	\$220,216.00

\$20/sq. m. for Type "X" gypsum board application to existing ceiling surfaces.

\$20/sq. m for t-bar ceiling.

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Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns		
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition		
3.2.4	Interior doors and hardware.	5	All	It appears all the doors and frames in the corridor of the school have been upgraded and replaced with new metal doors.		
3.2.5	Millwork	4	All	Adequate.		
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All	Writing boards, tackboards and display boards are available in the classrooms		
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	All	A climbing apparatus is available in the gym.		
3.2.8	Washroom materials and finishes.	1	All	Washrooms need to be made barrier-free. At least one washroom for each sex should be able to accommodate a handicapped person. Their should be a barrier-free washroom built on the second or third floor. \$20,000 (main level) \$20,000 (basement) \$20,000 (basement) \$20,000 (third floor)	\$60,000.00	
Other	<u> </u>					

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Section 3	Building Interior - Overall Conditions	Rating		Comments/Concerns F			
3.3	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		Bldg. <u>Section</u>	Description/Condition			
	jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.						
3.3.1	Building construction type - combustible or non- combustible, sprinklered or non-sprinklered.	F.I.	All	Combustible and non-combustible. The building is not sprinklered. The 1912 building may need to be sprinklered. Further investigation is necessary to confirm what kind of fire rating the ceiling construction can provide. Add 1 layer Type "X" 5/8" gypsum board needs to be added to the underside of the ceiling. See 3.2.3. Further investigation is required to see if the building meets current Code standards.			
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	2	All	Fire separations are concrete block between the 1912, 1952 and 1965 additions. New metal fire doors need to be installed in the stairwell of the 1912 portion of the building. 28 sets of doors required @ \$480 per set. See 3.3.1.	\$13,440.00		
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	F.I.	All	Further investigation is required as to the composition of the corridor walls in the 1912 portion of the building. (They have been reported to have been insulated with mud and straw.). See 3.3.1.			
3.3.4	Exiting distances and access to exits.	2	All	Fire doors need to be installed in the stairways. See 3.3.2. See also 3.3.1.			
3.3.5	Barrier-free access.:	1	All	An elevator is required to reach the different floor levels. Chair lift is also required for split floor levels. \$75,000 (elevator) \$18,000 (chairlift)	\$93,000.00		
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Because of the age of the school, it is likely that the school contains asbestos. Asbestos insulation around piping has been reported to have been replaced.			
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	3	All	Fresh air needs to be brought into the Boys' and Girls' Change Rooms in the basement. These mechanical rooms are currently not used. See Mechanical			
Other	3% design contingency fund	3	All	For architectural changes related to barrier-free access and/or mechanical and electrical changes	\$33,904.26		
	Overall Bldg Interior Condition & Estim Costs				\$438,848.26		

School

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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).	3	1912, 52, 65 and 82	No catch basins presently on site, all surface run-off to city street, catch basin and asphalt should be added to parking lot.	\$20,000.00
4.1.2	Exterior plumbing systems (i.e., irrigation systems, hose bibs).	2	1912, 52, 65 and 82	50 exterior hose bibbs around school exterior, require vacuum breakers.	\$2,000.00
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.	4	1912, 52, 65 and 82	There are hydrants on 9th Ave. and 20th St. fed from the city main to service the building.	
4.2.2	Fire suppression systems (i.e., pumps, sprinklers, piping, reservoirs, hoses, stand pipes, CO2 systems).	4	1912, 52, 65 and 82	There is an exposed reel standpipe system throughout the school for fire suppression.	
4.2.3	Hand extinguishers, blankets and showers (i.e., in CTS areas).	4	1912, 52, 65 and 82	Fire extinguishers are mounted on wall brackets throughout school	
4.2.4	Other special situations (e.g., flammable storage areas, science labs, CTS areas).	N/A		none	
Other					

School

Date_

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.3	Water Supply and Plumbing Systems		Bldg. Section	Description/Condition	
4.3.1	Domestic water supply (i.e., pressure, volume, quality note whether municipal or well supply).	4	1912, 52, 65 and 82	City water main feeds a 4" copper service with a split for 2 1/2"standpipe system and 2" for domestic water. Adequate volume and pressure presently available.	
4.3.2	?Water treatment system(s).	N/A		none	
4.3.3	Pumps and valves (including backflow prevention valves).	1	1912, 52, 65 and 82	Backflow protection is not installed throughout in the necessary locations.	\$15,000.00
4.3.4	Piping and fittings.	4	1912, 52, 65 and 82	Domestic water - copper piping. Sanitary/Storm - cast iron hub and spigot, no visible leaks.	
4.3.5	Plumbing fixtures (i.e., toilets, urinals, sinks)	3	1912, 52, 65 and 82	Water closets - floor mounted flush valve, Urinals - floor mounted flush tank, New Lavs - wall mounted 4" centers, Drinking Fountains - Wall mounted vitreous china, Jan- cast iron. Fixtures are generally chipped, cracked and deteriorated; complete replacement is required.	\$60,000.00
4.3.6	Domestic hot water system (i.e., heater, storage tanks, failure alarms, pressure, volume, recirculation).	4	1912, 52, 65 and 82	2 Residential type 33 gal, 8000 BTU water heaters, good condition complete with recirculation system, both tanks installed within the past 5 years.	
4.3.7	Sanitary and storm sewers, including sumps and pits (note whether sewage system is municipal or septic).	4	1912, 52, 65 and 82	Sanitary and storm (roof drains) flow into city services, no visible problems, sump in boiler room for boiler room.	
Other					

School_

Date_

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.4	Heating Systems		Bldg. Section	Description/Condition	
4.4.1	Heating capacity and reliability (including backup capacity).	3	1912, 52, 65 and 82	Boilers, all steam, fire tube, low pressure: 1912 - 2 Boilers at 77.6 m2 of heating surface. 1952 - 1 boiler at 81m2 of heating surface. Has lasted almost 100 years and is fast approaching its life expectancy. It may last another 5 years but replacement really should be considered soon.	\$317,070.00
4.4.2	Heating controls (including use of current energy management technology.	3	1912, 52, 65 and 82	Pneumatic controls throughout, no energy management at all. (SEE 4.7.1 FOR COSTING)	
4.4.3	Fresh air for combustion and condition of the combustion chimney.	3	1912, 52, 65 and 82	Combustion - gravity O/A duct into boiler room. Chimney - original masonry. Both appear in adequate condition, however chimney will require a new liner.	\$18,000.00
4.4.4	Treatment of water used in heating systems.	4	1912, 52, 65 and 82	Appropriate inhibitors are used in steam system.	
4.4.5	Low water cutoff/pressure relief valves and failure alarms (i.e., hot water heating).	4	1912, 52, 65 and 82	All safety controls are in place and operational.	
4.4.6	Heating air filtration systems and filters.	N/A		none	
4.4.7	Heating humidification systems and components.	N/A		none	

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Date

Section 4 Mechanical Systems	Rating	Comments/Concerns		
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).	3	1912, 52, 65 and 82	Steam and condensate piping appear in adequate condition considering the age. Both are steel pipe. Rooms housed with either original cast iron radiators, wall mounted fin or convectors. No visible leaks. (SEE 4.4.1 FOR COSTING)	
4.4.9 Heating piping, valve and/or duct insulation.	3	1912, 52, 65 and 82	Steam piping is insulated throughout, some elbows and joints appear to be asbestos (SEE 4.4.1 FOR COSTING)	
4.4.10 Heat exchangers.	4	1912, 52, 65 and 82	Glycol and hot water heat exchangers to serve the 1952 and 65 wing.	
4.4.11 Heating mixing boxes, dampers and linkages.	N/A		none	
4.4.12 Heating distribution/circulation in larger spaces (i.e., user comfort, temperature of outside wall surfaces).	3	1912, 52, 65 and 82	Exterior walls all housed with convective heat source. Poor heat distribution (SEE 4.4.1 FOR COSTING).	
4.4.13 Zone/unit heaters and controls.	3	1912, 52, 65 and 82	Most exits housed with force flow heaters with line voltage thermostats. (SEE 4.4.1 FOR COSTING) Some housed with convectors.	
Other				

Date

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	Ventilation Systems		Bldg. Section	Description/Condition	
4.5.1	Air handling units capacity and condition.	3	1912, 52, 65 and 82	 1912 - Central built-up system consisting of S/A fan heating coil, filter section and mixing section. Very minimal O/A. 1952 & 65 - Classrooms are housed with steam unit ventilators, they are glycol ventilation units for the gymnasium and office areas, very minimal O/A. Complete ventilation upgrade recommended. 	\$352,250.00
4.5.2	Outside air for the occupant load (if possible, reference CFM/occupant).	3	1912, 52, 65 and 82	very minimal O/A, approx. 5 CFM/occupant. (SEE 4.5.1 FOR COSTING)	
4.5.3	Air distribution system (if possible, reference number of air changes/hour).	3	1912, 52, 65 and 82	Side wall supply into each space, approx. 2 - 3 A/C per hour, minimal air flow. (SEE 4.5.1 FOR COSTING)	
4.5.4	Exhaust systems capacity and condition.	3	1912, 52, 65 and 82	Washroom exhaust system. (SEE 4.5.1 FOR COSTING)	
4.5.5	Separation of out flow from air intakes.	4	1912, 52, 65 and 82	Adequate	
4.5.6	Special/dedicated ventilation and/or exhaust systems (i.e., kitchen, labs, CTS areas).	4	1912, 52, 65 and 82	Laminator has an exhaust hood and fan, wall mounted exhaust fan over kitchen stove, dust collection system and welding exhaust in Industrial Arts area, has not been used in approx. 6 years.	
Other					

Date

Section 4	Mechanical Systems	Rating		Comments/Concerns	Estim. Cost
4.5	Ventilation Systems (cont'd)		Bldg. Section	Description/Condition	
	Note: Only complete the following items if there are separate ventilation and heating systems.				
4.5.7	Ventilation controls (including use of current energy management technology).	3	1912, 52, 65 and 82	Pneumatic controls throughout, no energy management system in place. (SEE 4.7.1 FOR COSTING)	
4.5.8	Air filtration systems and filters.				
		4	1912, 52, 65 and 82	25mm throw away type filters.	
4.5.9	Humidification system and components.				
		N/A		none	
4.5.10	Heat exchangers.				
		N/A		none	
4.5.11	Ventilation distribution system and components (i.e., ductwork, diffusers, mixing boxes, dampers, linkages).	3	1912, 52, 65 and 82	Side wall duct distribution ductwork is leaky and air does not get to the source. Replacement should be considered. (SEE 4.5.1 FOR COSTING)	
Other					

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Part I - Facility Profile and Summary

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		none	
4.6.3	Cooling system controls (including use of current energy management technology).	N/A		none	
4.6.4	Special/dedicated cooling systems (i.e., labs, CTS areas).	N/A		none	
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	1912, 52, 65 and 82	Controls are pneumatic throughout. They are generally deteriorated and worn out. Complete upgrade is required.	\$225,000.00
	Overall Mech Systems Condition & Estim. Costs				\$1,009,320.00

School

Date

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	All	Underground service to school 800 amp. 120/208 volt, 3 phase, 4 wire, main F.P.E. switch and C.D.P. Space for future use.	
5.1.2	Site and building exterior lighting (i.e., safety concerns).	4	All	Security lighting consists of exterior wall packs, pole light and flood lights controlled by Photocells.	
5.1.3	Vehicle plug-ins (i.e., number, capacity, condition).	3	All	15 duplex receptacles mounted on 4" piping which includes wiring J.B. feeding centre row is damaged.	\$1,000.00
Other					
5.2	Life Safety Systems				
5.2.1	Fire and smoke alarm systems (i.e., safety concerns, up-to-date technology, regularly tested).	4	All	Annually tested and maintained. Simplex 4002 at main entrance. Simplex components horn/strobes, heat and smoke detectors, duct detectors and pull stations.	
5.2.2	Emergency lighting systems (i.e., safety concerns, condition).	4	All	Emergency lighting appears adequate. Battery packs are working.	
5.2.3	Exit lighting and signage (i.e., safety concerns, condition).	3	All	Exit lighting appears satisfactory. Old style exit lights should be replaced.	\$2,000.00
Other					

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Part I - Facility Profile and Summary

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Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.3	Power Supply and Distribution				
5.3.1	Power service surge protection.	3	All	No surge protection present.	\$3,000.00
5.3.2	Panels and wireways capacity and condition.	3	All	Branch circuit panels are full and no space for additional breakers with the exception of basement electrical room and 2nd floor.	\$4,000.00
5.3.3	Emergency generator capacity and condition and/or UPS (if applicable).	N/A	All	No emergency generator present.	
5.3.4	General wiring devices and methods.	3	All	Branch circuit wiring for lighting and power are installed in conduit. Receptacles are deficient in number.	\$2,000.00
5.3.5	Motor controls.	3	All	Loose starters should be replaced.	\$2,500.00
Other					

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Part I - Facility Profile and Summary

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.4	Lighting Systems				
5.4.1	Interior lighting systems and components (i.e., illumination levels, conditions, controls).	4	All	Lighting fixture and 1 X 4 surface or pendant in corridors/classroom, gymnasium lighting 1 X 4 surface complete with metal guards. Level acceptable.	
5.4.2	Replacement of ballasts (i.e., health and safety concerns).	3	All	Some light fixtures may contain P.C.B. ballasts.	\$4,000.00
5.4.3 Other	Implementation of energy efficiency measures and recommendations.	3	All	Recommend new light fixtures with T8 lamps and electronic ballasts.	\$80,000.00

Date_

Section 5	Electrical Systems	Rating		Comments/Concerns	Estim. Cost
5.5	Network and Communication Systems				
5.5.1	Telephone system and components (i.e., capacity, reliability, condition).	5	All	Meridian Northern Telecom with handsets in classrooms and offices. Fibre optic cablings installed by Telus.	
5.5.2	Other communication systems (i.e., public address, intercom, CCTV, satellite or cable TV).	4	All	Rauland SW-25 in main office speakers installed in classrooms and corridors. No CCTV or Cable TV.	
5.5.3	Network cabling (if available, should be category 5 or better).	4	All	Cat. 5 cabling and fibre optics by Telus. Computer cabling in offices, library and classrooms.	
5.5.4	Network cabling installation (i.e., in conduit, secured to walls or tables).	4	All	Cat. 5 cabling is installed in conduit and wireway. Comm. Closet on the second floor neat and tidy.	
5.5.5	Wiring and telecommunication closets (i.e., size, security, ventilation/cooling, capacity for growth).	4	All	2nd Floor A.V. room, super stack 24 port, amp 24 port, digital 2 X 8 port patch panels. Ventilation is good. Computer cabling installed to classroom.	
5.5.6	Provision for dedicated circuits for network equipment (i.e., hubs, switches, computers).	N/A			
Other					

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Part I - Facility Profile and Summary

Section 5	Electrical Systems	Rating	Comments/Concerns	Estim. Cost
5.6	Miscellaneous Systems			
5.6.1	Site and building surveillance system (if applicable).	N/A		2 2 2
5.6.2	Intrusion alarms (if applicable).			
		4	Silent Knight intrusion alarm keypad at entry motion sensors in library, office and corridors.	
5.6.3	Master clock system (if applicable).			
		4	Amano Cincematic Time recorder with clocks in classrooms and offices.	
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).	NA		
5.7.2	Condition of elevators/lifts.			
		NA		
5.7.3	Lighting and ventilation of elevators/lifts.			
		NA		
Other				
	Overall Elect. Systems Condition & Estim			\$98,500.00
I	CUSIS			

School_

Part I - Facility Profile and Summary

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.			
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.	N/A		
	Overall Portable Bldgs Condition & Estim Costs	N/A		\$0.00

School

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		This Facility			Equiv. New Facility			Surplus/	
Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Deficiency	Comments/Concerns
7.1	Classrooms			772.90	14	80.0	1120.0	-347.10	Deficiency. Leased: Inglewood Child Development Centre.
									283.8 (125) Special Ed Exempt (5 x 15 = 75)
									More space was observed to be used
	Classroom	3	83.60						
	Classroom	1	90.10						
	Classrooms used for daycare	6	72.00						
7.2	Science Rooms/Labs	2	83.60	167.20	2	95.0	190.0	-22.80	Deficiency
7.3	Ancillary Areas (i.e., Art, Computer Labs,			185.70	1	130.0	400.0	-214.30	Deficiency
	Drama, Music,)				3	90.0			
	Music	1	83.60						
	Art	1	102.1						
7.4	Gymnasium (incl. gym storage)	1		503.50	1	430.0	473.0	30.50	Surplus
	Gym		369.3			43.0			
	Stage		110.7						
	Storage		23.50						
7.5	Library/Resource Areas	1	304.80	304.80	1	220.0	220.0	84.80	Surplus
7.6	Administration/Staff, Physical Education,			589.50	Adm	357	511.0	78.50	Surplus
	Storage Areas				Stor	84			
					P.E.	70			
	Storage	1	411.9						
	Phys. Ed. Office		11.2						
	Storage		166.4						

School

Date

Section 7	Space Adequacy	No.	Size	Total Area	No.	Size	Total Area	Deficiency	Comments/Concerns
1.1	CIS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics	1	83.60	83.60				83.6	Surplus
	7.7.3 Industrial Arts	1	195.40	195.40				195.4	Surplus
	7.7.4 Other CTS Program								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			3206.3			1069	2137.3	Surplus. Non-instructional areas appear excessive. Further investigation is required to confirm value. Original drawings could not be located at the Calgary Highfield office.
	Overall Space Adequacy Assessment	18		6008.90	22		3983.0	2025.90	Surplus (490 Total Capacity given. Please note total capacity not required at this point) Expansions and additions are included in total.

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

Date_

Evaluation Component/ Sub-Component	Additional Notes and Comments