

School Facility Evaluation Project  
Part III - Space Adequacy

School Name: Margaret Wooding School  
Location: Redcliffe

School Code: 6837  
Facility Code: 201

Region: South  
Jurisdiction: Prairie Rose Regional  
Division No. 8

Superintendent: Mr. Keith Jones  
Contact Person: Mr. Brian Frey  
Telephone: (403) 527-5516

Grades: 4 - 6

School Capacity: 275

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	1978	1	2216.9	Steel post & beam/masonry, flat rof (steel), brick cladding.	Hot water heating with radiation and reheat	
Additions/ Expansions	1981	1	210			Portables
Total Building Area			2426.9			

Evaluator's Name: Alan F. Benson  
& Company: CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)	N/A					None noted.
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Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	1981	1	210	Frame, flat roof, metal siding.	Hot water heating with radiation and reheat	Relocatable

List of Reports/ Supplementary Information	<p>Provided by Jurisdiction:</p> <p>Roofing Report (synoptic), dated April 7, 1999, Mini Plans, Annual fire alarm inspection , dated August 4, 1999, Geotechnical Evaluation (Thurber Engineering, dated October 1996), and (Enviro Geo Testing Sabatini, June 15, 1998).</p>
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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Upgrade of playground areas & equipment, landscape & fencing repairs, and sidewalk replacements. N.B.: Further investigation recommended for sub-soil problems, see Item 1.1.7.	\$28,000.00
2	Building Exterior	Re-roofing, minor wall repairs to finishes, door repairs and barrier-free access including new self-contained handicap washroom. N.B.: Further structural investigation recommended for cracked masonry.	\$83,900.00
3	Building Interior	Minor wall repairs, minor repairs to finishes, door repairs and barrier-free access including new self-contained handicap washroom. N.B.: Further investigation recommended for hazardous materials.	\$61,200.00
4	Mechanical Systems	Generally good condition. Items are of a minor nature and could be done with little interruption to school.	\$19,000.00
5	Electrical Systems	Generally good condition. Lighting has been retrofitted.	\$7,500.00
6	Portable Buildings	Remedial action to siding to prevent climbing onto roof, minor door and finish repairs.	\$21,800.00
7	Space Adequacy:		
	7.1 Classrooms	42.58 s.m. deficiency	
	7.2 Science Rooms/Labs	12.00 s.m. surplus	
	7.3 Ancillary Areas	123.60 s.m. deficiency	
	7.4 Gymnasium	7.80 s.m. surplus	
	7.5 Library/Resource Areas	30.30 s.m. surplus	
	7.6 Administration/Staff Areas	77.80 s.m. surplus	
	7.7 CTS Areas	N/A	
	7.8 Other Non-Instructional Areas (incl. gross-up)	144.68 surplus	
	Overall School Conditions & Estim. Costs		\$221,400.00

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.1	General Site Conditions			
1.1.1	Overall site size.	4	Adequate, expansion possible.	
1.1.2	Outdoor athletic areas.	4	2 - baseball diamonds 1 - hockey rink 1- soccer field 1 400 m running track	
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	2 locations - east and north East equipment is in poor condition, wood is splitting apart - Replace. Base is sand, not pea gravel - Replace. Equipment is very old and some would not comply with current standards	\$12,000.00
1.1.4	Site landscaping.	2	All grass and some shrubs directly adjacent to school, sprinkler irrigation system. Some grass bare spots and low spots - Resod or seed.	\$7,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally acceptable, but some sections of perimeter chain link fence need repairs.	\$3,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	4	Fairly flat, marginal drainage, no ponding noted.	
1.1.7	Evidence of sub-soil problems.	F.I.	Soil stability problems indicated in Thurber Geotechnical Report.	
1.1.8	Safety and security concerns due to site conditions.	-	Playground equipment as per Item 1.1.3.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size,	4	Single vehicular access - good visibility	

Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	number, visibility, safety).			
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Emergency route around west and north side of building - asphalt	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Off-site	
1.2.4	Fire vehicle access.	4	Refer to 1.1.2.	
1.2.5	Signage.	4	School name on building, effective.	
Other				

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.3	<b>Parking Lots and Sidewalks</b>			
1.3.1	Number of parking spaces for staff, students and visitors (including stalls for disabled persons).	4	20 stalls No disabled stalls listed	
1.3.2	Layout and safety of parking lots.	4	Single loaded - no safety concerns	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface renewed in 1998. Moderate slope drains to public lane on West side.	
1.3.4	Layout and safety of sidewalks.	4	Layout is acceptable	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Concrete sidewalk surfaces are pitted and a number of the panels are cracked - Estimate 100 s.m. replacement. Drainage is marginal. The geotechnical report mentioned in Item 1.1.7, should be referred to when replacing walks.	\$6,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Adequate, sidewalks level with asphalt, no ramps required.	
Other				
	<b>Overall Site Conditions &amp; Estimated Costs</b>			\$28,000.00

Section 2	Building Exterior	Rating	Comments/Concerns	
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	1978	Problem rectified in last two years, due to heaving and settlement of concrete slab. Concrete slab-on-grade.
		4	1981	Wood construction in Portable - no problems noted.
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I	1978	Crack in North-east corner of giant brick wall - Further investigation recommended.
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1981	Portables: wood construction - no problems noted.
		4	1978	Steel deck on OWSJ - no problems noted.

Section 2	Building Exterior	Rating	Comments/Concerns	
Other				



Section 2	Building Exterior	Rating	Comments/Concerns	
2.2	<b>Roofing and Skylights</b> <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		<b>Bldg. Section or Roof Section</b>	<b>Description/Condition/Age</b>
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).	2	1978	Roof inspection report provided  Built-up roofing is original. Re-roofing plan in progress, with South half replaced with SBS roofing in 1999, and North half to be done in 2000. Cost shown for North half (see also Items 2.2.2 and 2.3.2).
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	4	1978	Roof not accessed at this time. Some splashpads need to be repositioned. Any problems should be addressed under re-roofing.
2.2.3	Control of ice and snow falling from roof.	N/A		
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A		
Other				
2.3	<b>Exterior Walls/Building Envelope</b>		<b>Bldg. Section</b>	<b>Description/Condition</b>
2.3.1	Exterior wall finishes (i.e., signs of deterioration, cracks, brick spalling, effluorescence, water stains).	3	1978	Some minor masonry cracks - repair. Staining on stucco from roof flashing at Gym - cleaning required.
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1978	Parapet flashing at Gym causing stains on stucco - should be addressed under Item 2.2.1.
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	1978	No problems noted.
2.3.4	Interface of roof drainage and ground drainage systems.			None
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4	1978	None visible

Section 2	Building Exterior	Rating	Comments/Concerns	
Other				

Section 2	Building Exterior	Rating	Comments/Concerns	
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).	3	1978	Various wood entrance doors are warped - replace 6 doors. Exterior boiler room door warped (wood door) - replace. North-west entrance door frame needs realignment.
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1978	Functioning adequately.
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Functioning adequately.
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1978	Aluminum windows - sealed upper units and awning lower units. Two (2) sealed units cracked. Mitre joints on a number of frames and sashes are separating - caulk. West wall - damaged window frame to be replaced. Glazing gasket out or shrunk in a number of units - replace. Bug screen to be replaced. Aluminum stops at window jambs coming off (typical).
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	1978	
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted.

Section 2	Building Exterior	Rating	Comments/Concerns	
Other		3	1978	All exterior caulking to be re-done
	Overall Bldg Exterior Condition & Estim Costs			

Estim. Cost

Estim. Cost

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Estim. Cost
\$61,000.00
\$2,500.00

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Estim. Cost



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Estim. Cost
\$14,000.00
\$4,000.00

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**School Margaret Wooding**  
**Date November 1999**

Estim. Cost	
	\$2,400.00
	\$83,900.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.1	Interior Structure		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.1.1	Interior walls and partitions (i.e., signs of cracks, spalling, paint peeling).	3	1978	Cracked mortar joints in Gym, Janitor's Room, North-west Vestibule, Mechanical Room and North Corridor - repoint and paint.	\$3,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	1978	Some movements have occurred as indicated in Geotechnical report. This has caused some damage to finishes.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1978	Typically VA tile - generally good with some minor repairs. Corridor is marmoleum - generally good condition. Carpet in Administration in good condition. Gym is rubber compostiiton flooring - generally acceptable.	\$2,900.00
3.2.2	Wall materials and finishes.	3	1978	Corridor Walls - concrete block, painted - generally acceptable. Classroom walls are drywall, painted generally acceptable. Gym walls are concrete block, painted, with burlap acoustic panels on lower half. These panels are coming apart - replace.	\$11,800.00
3.2.3	Ceiling materials and finishes.	3	1978	Typically suspended acoustic tile - generally acceptable; however, some sagging has occurred at light fixtures. Additional suspension wires required. Gym ceiling is exposed wood structure, painted, generally acceptable.	\$2,400.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	3	1978	Typically solid core wood doors & hardware - generally acceptable except doors need re-finishing. Gym storage doors poor - replace. Library door has broken wored glass panel - replace. All hollow core closet sliding doors need to be replaced, as bottom rail has been cut off all doors, leaving the open core exposed (32 doors).	\$15,000.00

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	1978	Functional and generally acceptable condition.	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	1978		
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1978		
3.2.8	Washroom materials and finishes.	3	1978	Typically masonry walls, painted, generally acceptable. Vinyl composite tile floors generally acceptable. Ceramic tile at urinal (wall and floor), generally acceptable. Metal toilet partitions rusting and damaged - replace 10. Ceramic tile on floor of shower to be repaired. Phys. Ed Office/Change room - shower partitions rusting - to be replaced. Wall should receive ceramic tile. Girl's change room - baseboard to be repaired. Vinyl composite tile at shower dry area needs to be changed to ceramic tile. Soap dishes need to be removed. Spectraglaze block in two (2) shower stalls are cracked full height - cut out & patch.	\$11,600.00
Other		3		Allowance for a self-contained handicap washroom, in that access to existing washrooms is restrictive to wheelchair use.	\$10,000.00
3.3	Health and Safety Concerns --- <i>Intent is to identify renovations considered necessary to meet applicable codes, primarily due to safety concerns. Basis of evaluation should be an up-to-date inspection report from the authority having jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.</i>		Bldg. Section	Description/Condition	
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1978	Non-sprinklered, non-combustible construction.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
		4	1981	Portables: non-sprinklered, combustible construction.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appear to be present.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	1978	Appear to be appropriate.	
3.3.4	Exiting distances and access to exits.	4	All		
3.3.5	Barrier-free access.	3		Requires handicap door operators.	\$4,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	No information available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	No mechanical ventilation.	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$61,200.00

Section 6	Portable Buildings	Rating	Comments/Concerns	Estim. Cost
	<i>Note: Separate sheets can be completed, if necessary, for portable buildings of different ages and/or conditions.</i>			
6.1.1	Foundation and structure (i.e., signs of bending, cracking, settlement, rust, voids, stains).	4	No problems noted.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	4	Torch applied roll roofing in 1988, satisfactory based on roofing report.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	1	Deep profile horizontal siding acts as a ladder for children to climb onto roof. (This should be corrected immediately) - replace siding or add anti-grapple device (see Print #32).	\$17,400.00
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	3	Exterior wood doors deteriorating - replace	\$2,000.00
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	3	Corridor vinyl wall finish deteriorated - to be replaced with pre-finished panels. Walls and ceilings - vinyl covered drywall, generally good condition. Floors - new carpet	\$2,400.00
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Okay	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Okay	
6.1.8	Heating system.		Perimeter radiation fed from main building system	
6.1.9	Ventilation system.		Roofmounted glycol complete with cooling (roof top units)	
6.1.10	Electrical, communication and data network systems.		Fed from CDP. Separate battery pack. Computers are tied into network	
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).		Fire alarm tied into main system	
6.1.12	Barrier-free access.	4	Accessible.	
	<b>Overall Portable Bldgs Condition &amp; Estim Costs</b>			<b>\$21,800.00</b>

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Section 7 Space Adequacy		This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	7	-	517.42	7	80.0	560.0	-42.6	All areas are in square meters.
7.2	Science Rooms/Labs	1	107.0	107.0	1	95.0	95.0	12.0	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	93.5	186.4	1	130.0	310.0	-123.6	
		1	92.9		2	90.0			
7.4	Gymnasium (incl. gym storage)	1	282.8	282.8	1	275.0	275.0	7.8	
7.5	Library/Resource Areas	1	160.3	160.3	1	130.0	130.0	30.3	
7.6	Administration/Staff, Physical Education, Storage Areas	-	-	422.8	-	-	345.0	77.8	
7.7	CTS Areas								
	7.7.1 Business Education								
	7.7.2 Home Economics								
	7.7.3 Industrial Arts								
	7.7.4 Other CTS Programs								
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			750.18			605.5	144.68	
	<b>Overall Space Adequacy Assessment</b>			2426.90			2320.5	106.40	