

School Facility Evaluation Project
Part III - Space Adequacy

School Name: Parkside School
Location: Redcliffe

School Code: 6835
Facility Code: 199

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

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

Grades: 6 - 9

School Capacity: 350

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	1958	1	1952.7	Post & beam combustible, flat roof, brick cladding.		
Additions/ Expansions	1971	1	384.7	Masonry construction, flat roof, brick cladding.		
Total Building Area			2337.4			

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

Upgrading/ Modernization (identify whether minor or major)	N/A					
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Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	Provided by Jurisdiction: Mini Plans and Fire alarm annual report, dated August 10, 1999.					

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Evaluation Components	Summary Assessment	Estim. Cost
1 Site Conditions	Replacement of unsafe fence, sidewalk repairs, barrier-free requirements and painted parking lines.	\$33,900.00
2 Building Exterior	Minor Repairs to exterior walls and windows, minor door and window replacements and painting. N.B.: Further investigation recommended for roofing condition and water seepage in Basement.	\$24,300.00
3 Building Interior	Repairs to wall, floor and ceiling finishes, major door replacement necessary, minor millwork and fixture repairs, window blind replacement and barrier-free requirements. N.B.: Further investigation recommended for any Code items and hazardous materials audit.	\$115,000.00
4 Mechanical Systems	Generally acceptable condition. Domestic water piping leaves a bad taste and colour in the water after a weekend and needs replacement. School has very little air conditioning.	\$40,000.00
5 Electrical Systems	Generally good condition with good maintenance. Some minor items need upgrading.	\$9,100.00
6 Portable Buildings		
7 Space Adequacy: 7.1 Classrooms	328.2 s.m. surplus	
7.2 Science Rooms/Labs	159.7 s.m. deficiency	
7.3 Ancillary Areas	284.7 s.m. deficiency	
7.4 Gymnasium	2.3 s.m. deficiency	
7.5 Library/Resource Areas	126.8 s.m. deficiency	
7.6 Administration/Staff Areas	N/A	
7.7 CTS Areas	717.1 deficiency	
7.8 Other Non-Instructional Areas (incl. gross-up)		
Overall School Conditions & Estim. Costs		\$222,300.00

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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 Soccer fields - South and east sides, baseball field, 4 tetherball poles, basketball court	
1.1.3	Outdoor playground areas, including condition of equipment and base.	-	None provided	
1.1.4	Site landscaping.	4	Mature trees and grass - reasonable condition. Underground irrigation	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	1	Fencing, Wrought iron picket - spear point pickets are a concern - replace with a more appropriate fence.	\$20,000.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	South sidewalk drains back toward building. Replace and provide adequate slope.	\$1,500.00
1.1.7	Evidence of sub-soil problems.	-	No problems noted.	
1.1.8	Safety and security concerns due to site conditions.	-	Fence - refer to 1.1.5.	
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size,	4	Vehicle Access - 1, Pedestrian Access - 1	

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
	number, visibility, safety).		Pedestrian access connects to city sidewalks. All concrete construction. Appears to be adequate.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	-	No roads on-site	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	-	Off-site	
1.2.4	Fire vehicle access.	-	From street	
1.2.5	Signage.	4	School name on building, adequate.	
Other		3	Bell tower base breaking up badly. 3M diameter concrete base need to be replaced.	\$2,400.00

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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).	4	No handicapped stalls marked - 11 stalls in total	
1.3.2	Layout and safety of parking lots.	3	Double loaded aisle, dead-ended at school. Angled parking marked, which is not appropriate for dead-end aisle. New parking lines required.	\$1,500.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - drains to the street, moderate slope	
1.3.4	Layout and safety of sidewalks.	4	Layout good, no safety concerns except for poor surface condition in some sections (see Item 1.3.5).	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	S.E. concrete sidewalk to be replaced and tied into concrete pad at doors - 25 s.m. Concrete sidewalk drains to street. Second entrance spalling and cracking to be removed and made barrier free access - 35 s.m. Concrete at Gym access in poor condition. Estimate 75 s.m. to be replaced.	\$4,500.00
1.3.6	Curb cuts and ramps for barrier free access.	3	Provided at main entrance. 2nd street - No curbs. Asphalt on street flush with sidewalks and parking area. 3rd street - No curbs. Main entrance stairs and ramp require handrails, also stair at Gym exit.	\$4,000.00
Other				
	Overall Site Conditions & Estimated Costs			\$33,900.00

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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	1958	Concrete slab on grade. Structural concrete slab over partial basement. Basement - concrete slab on grade	
			1971	Concrete slab on grade.	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	4	1958	Post and beam - no problems noted.	
			1971	Load bearing concrete block - no problems noted.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	1958	Built-up system on T&G wood deck, on glu-lam beams. Supported on steel columns, and some load bearing brick walls. No problems noted.	
			1971	OWSJ/Steel Deck, no problems noted.	
Other					

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Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.2	Roofing and Skylights <i>Identify the availability of an up-to-date inspection report or roofing program. Note if roof sections are of different ages and/or in varying</i>		Bldg. Section or Roof Section	Description/Condition/Age	
2.2.1	Based on the inspection report (and to the extent possible, direct observation), assess and rate roof conditions and estimate costs for required improvements (i.e., covering materials, membrane, insulation, other components).	F.I.	All	BUR roof believed to be 20+ years. No Inspection report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Down spouts emptying on splash pads. Satellite dish, chimneys, roof top units, exhaust hoods. Roof not accessed at this time.	
2.2.3	Control of ice and snow falling from roof.		All	Not an issue	
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).		All	Skylights removed in 1970's	
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).	3	1971	Giant brick on north side. Joints need re-pointing. Giant brick at fin wall - bottom to be cut out and replaced, as it is broken.	\$2,000.00
			1958	West side; cracking in brick at one column location. To be repointed.	
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1958	Soffits to be re-finished. Projecting glu-lam beams to be re-finished. 4' overhang Canopy at Gym exit requires new gravel-stop flashing and paint.	\$5,800.00
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	All	No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.		All	None	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1958	Basement concrete wall showing signs of deterioration with ground water seepage. Concrete seems to have decomposed in 3 locations in 003, as well as along 2 walls in 001. Alkali in soil, likely wrong concrete mix used. Seepage occurs on an annual basis.	
		3	1958	Walls in Gym are painted. This paint is peeling most likely due to condensation as walls are solid masonry with little insulation. Should be repainted with a vapour retardant paint.	\$5,500.00
Other					
2.4	Exterior Doors and Windows		Bldg. Section	Description/Condition	

Section 2	Building Exterior	Rating	Comments/Concerns		Estim. Cost
2.4.1	Doors (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1971	East side door to be replaced. West double door to be replaced. Both doors are wood and are badly checked.	\$4,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All		
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All		
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	All	Windows are typically aluminum, all need to be re-caulked. West vestibule in 1958 section window is wood and in poor state of repair - replace.	\$6,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	All	Generally okay, except that bug screens in 1971 section need to be replaced.	\$1,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4	All	No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$24,300.00

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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).	4	1971	All walls - concrete block, painted - generally good condition.	
			1958	Drywall on wood studs, painted. Gym walls are solid masonry with interior face plastered (see Item 2.3.5).	
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	No problems noted.	
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3		Typcially VAT on VCT - good condition. Library and admin. - carpet good condition. Rubber baseboards in corridors to be replaced and substrate to be replaced to allow proper fixing. Presently, the drywall behind baseboards has decayed.	\$10,000.00
3.2.2	Wall materials and finishes.	3	All	Drywall, or concrete block, painted. Generally acceptable. Classrooms - Some patching required to damaged corner beads	\$2,000.00
3.2.3	Ceiling materials and finishes.	4	1958	Typically exposed wood deck and glu-lam beams - varnished in good condition.	
		3	1971	AC tile - minor staining and broken tile edges. Access panels in entry alcoves of classrooms to be painted	\$1,500.00
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.2.4	Interior doors and hardware.	3	All Double door between corridors 1 and 3 is not a rated door. Janitor's room door is not rated. All doors and frames are wood and are requiring replacement and rehab. Interior double gym doors to be replaced. Door from gym to boys washroom requires door and frame to be replaced. Girls washroom door to be replaced. Some entrance doors need replacing.	\$50,000.00
3.2.5	Millwork	3	All Cupboard doors are hard to open. P-lam splitting on counter tops in most locations.	\$5,000.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All Good Condition	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1958 Gym - backstops not adjustable - replace.	\$6,000.00
3.2.8	Washroom materials and finishes.	3	1958 Poorly ventilated. Boy's gym changeroom and main washroom - some c. tiles to be replaced. Girl's gym changeroom tiles are de-laminating from substrate. Girls washroom requires major re-tiling. Boys toilet partitions to be replaced due to damage.	\$10,000.00
Other		3	All Vertical blinds throughout facility require replacement - 59 sets.	\$11,000.00
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</i>		Bldg. <u>Description/Condition</u> <u>Section</u>	
		F.I.	Reports not available.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns	Estim. Cost
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	-	Combustible non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	1	No fire separation between 1958 and 1971 due to non-rated door and hardware - replace.	\$2,000.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	1	Boiler room - Penetrations to be fire sealed. All classroom doors have louvers - no fire rating, refer to Item 3.2.4. Room 001 Storage - non-rated. Door to be replaced. Room 002 - Boiler Room - no label on H.M. door and frame. Room 003 - door to be replaced with rated door.	\$3,000.00
3.3.4	Exiting distances and access to exits.	4	Okay	
3.3.5	Barrier-free access.	3	No barrier-free washrooms. Gost for a separate self-contained H/C wahsroom is allowed. Main entrance needs H/C door operators.	\$14,500.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	Reports not available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	-	Ventilation system is inadequate. Refer to Section 4 - Mechanical.	
Other				
	Overall Bldg Interior Condition & Estim Costs			\$115,000.00

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>		Not applicable.	
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			

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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	13		968.2	8	80	640	328.2	All areas are in square meters.
7.2	Science Rooms/Labs	1	80.3	80.3	2	120	240	-159.7	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	25.3	25.3	1 2	130 90	310	-284.7	
7.4	Gymnasium (incl. gym storage)			458.8			655	-196.2	
7.5	Library/Resource Areas	1	167.7	167.7			170	-2.3	
7.6	Administration/Staff, Physical Education, Storage Areas			325.2			452	-126.8	
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)			311.9			1029.0	-717.1	
	Overall Space Adequacy Assessment			2337.4			3496	-1158.6	