

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name: Burdett School
Location: Burdett

School Code: 6904
Facility Code: 206

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

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

Grades: K - 9

School Capacity: 250

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	1954	1	1010.7	Masonry, flat roof, brick and siding sladding.		
Additions/ Expansions	1959	1	1309.2	Sams as 1954 ssection.		
Total Building Area						

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

Upgrading/ Modernization (identify whether minor or major)	1987			Same as 1954 Section		Major interior modernization to 1954 Section: Architectural finishes, new doors & frames, washroom renovations & classroom conversions.
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	1990			Same as 1954 Section		Major interior modernization to 1959 Section: Windows renovated, washrooms renovated, architectural finishes, new doors & frames, classroom conversions.
	1996			Same as 1954 Section		Minor modernization to 1954 Section: Windows renovated.
Portable Struct. (identify whether attached/perman. or free-standing/relocatable)	Nil					

List of Reports/ Supplementary Information	Provided by Jurisdiction: Fire alarm annual inspection report, dated August 11, 1999.
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School Facility Evaluation Project
Part I - Facility Profile and Summary

Evaluation Components		Summary Assessment	Estim. Cost
1	Site Conditions	Bases fro playground areas, fire vehicle access, parking lot layout and sidewalk replacements.	\$32,900.00
2	Building Exterior	Cracked masonry & cladding repairs, window repairs & painting. NB: Further investigations recommended for cracked masonry and roofing.	\$51,400.00
3	Building Interior	Minor repairs to finishes, minor door upgrades for fire rated areas, gym equipment, h/c requirements, major upgrades (sprinklering) to meet Code. NB: Furhter investigations recommended.	\$95,400.00
4	Mechanical Systems	Generally good condition - no ventilation/air conditioning except in office. Add ventilation to the entire school. Add air conditioning to the computer room. Upgrade the fire hose cabinet piping and do other minor repairs.	\$116,800.00
5	Electrical Systems	Generally good condition - change fire alarym system to 24 volt supervised system. Replace exit signs with a sign that has battery back-up.	\$8,500.00
6	Portable Buildings		
7	Space Adequacy:		
	7.1 Classrooms	115.9 s.m surplus.	
	7.2 Science Rooms/Labs	36.9 s.m. deficiency.	
	7.3 Ancillary Areas	230.8 s.m. deficiency.	
	7.4 Gymnasium	288.9 s.m. surplus.	
	7.5 Library/Resource Areas	54.4 s.m. deficiency.	
	7.6 Administration/Staff Areas	275.9 s.m. deficiency.	
	7.7 CTS Areas	115 s.m. deficiency.	
	7.8 Other Non-Instructional Areas (incl. gross-up)	131.6 s.m. surplus.	
Overall School Conditions & Estim. Costs			\$305,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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	Generally rough grass areas plus long jump pit and volleyball court-sand.	-
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Swing set - sand. Slide - sand. Monkey bars - sand. Wooden climbers - sand. Teeter totter - sand. Ball court - asphalt(ponding) Equipment generally good. Bases are generally sound - replace sand with pea gravel. Asphalt ball court has ponding - re-do.	\$7,000.00
1.1.4	Site landscaping.	4	Grass irrigated	-
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4		-
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.	-	None noted.	-
1.1.8	Safety and security concerns due to site conditions.	-	No site lighting for parking (refer to Section 5).	-
Other				
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			
1.2.1	Vehicular and pedestrian access points (i.e., size,	4	One pedestrian. One vehicular. Appears functional.	-

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).	N/A	No road network/	-
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Drop off in parking area on site.	-
1.2.4	Fire vehicle access.	4	In that the building area is 2320 s.m., fire vehicle access should be provided to 3 faces or else the building requires to be sprinklered. Sprinklering recommended as per Item 3.3. Fire Lane is not identified. Provide signage and markings.	\$900.00
1.2.5	Signage.	N/A	No signage	-
Other				

School Facility Evaluation Project
Part I - Facility Profile and Summary

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 defined markings. Estimated 12 stalls - numbers appear to be adequate.	-
1.3.2	Layout and safety of parking lots.	3	Moderate grade, appears to function but no material definitions - Provide curb islands to defined layout.	\$4,000.00
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt surface drains to street	-
1.3.4	Layout and safety of sidewalks.	4	Acceptable.	-
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	Generally concrete. Some asphalt. Various sections of concrete cracked. Concrete wall adjacent building on East side is cracked and has insufficient slope away from building. Estimate 350s.m. of concrete to be replaced.	\$21,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Sidewalk level with asphalt	-
Other				
	Overall Site Conditions & Estimated Costs			\$32,900.00

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).	N/A		Single storey, slab on grade. Item N/A.	-
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.		Severe vertical crack in south and north wall of gym (through both brick and block).	-
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No problems noted.	-
Other					

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 bleieved to be 20 plus years, roofing inspection recommended.	-
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Scuppers, downspouts & splashpads generally acceptable; however, no ladder or hatch to roof. Roof not accessed at this time.	-
2.2.3	Control of ice and snow falling from roof.	N/A		Flat roof, N/A	-
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			-
Other					

School Facility Evaluation Project
Part I - Facility Profile and Summary

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	1959	Brick needs repainting, vertical control joints need re-caulking & cracked brick at each column location needs patching with new brick.	\$4,400.00
		3	1954	Cladding on spandrel below widnows in very poor condition. Estimate 90 s.m. replacement.	\$9,000.00
				Numerous minor cracks in brick veneer on all 3 sides of Gymnasium. Application of stucco finish may be appropriate.	\$27,400.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4	1954		
		3	1959	Metal edge flashing on exit canopies at gym loose and paint peeling	\$1,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	F.I.	1954	Air infiltration through West wall of Gymnasium at roof line (stage area).	
			1959	Condensation on non-painted concrete block walls under stage, at N.W. corner. Efflourescence on lower portions of Gym walls all sides, may be due to absence of paint on interior concrete block behind rod cabinets, consequently, no vapour barrier (see Print 21).	
2.3.4	Interface of roof drainage and ground drainage systems.	4	All	No problems noted.	-
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	F.I.	1959	Gym: Load bearing concrete block wall cracked at N.E. corner and North wall at column. Structural review recommended.	-
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	All	Aluminum main entrance - acceptable. Hollow metal exit doors - five require paint.	\$500.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	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).	4	All	Aluminum with sealed units with hopper - need re-caulking. Wood in gym - need paint.	\$3,900.00
			1959	Rotted sill in gym storage area under stage - replace four complete.	\$4,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).		1954	Gym needs new screens	\$1,200.00
			1959	Gym needs new latches and screens	
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				\$51,400.00

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	Load bearing concrete block corridor walls, drywall with wood struds between classrooms: Generally acceptable.	-
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	4	All	Concrete slab on grade, generally acceptable.	-
Other		F.I.		Gym: Water staining on ceiling at north and west walls	-
3.2	Materials and Finishes		Bldg. Section	Description/Condition	
3.2.1	Floor materials and finishes.	4	All	VCT/VAT except carpet in Administration and wood in Gym, generally acceptable.	-
		3	1959	VAT at classroom door thresholds broken and missing. VAT and VCT separating along joint in room 120 and adjacent corridor - patch and repair.	\$2,400.00
3.2.2	Wall materials and finishes.	4	All	Painted masonry and drywall: Generally acceptable.	-
3.2.3	Ceiling materials and finishes.	4	All	610 X 1219 Suspended acoustic tile ceilings typically. Painted drywall in custodial staff washroom, under stage storage and Boiler Room: Generally acceptable.	-
		4	1954	Exposed steel joist and wood deck in gym, painted: Generally acceptable.	-
		3	1959	305 x 305 acoustic tile adhered to drywall in gym. Some tile missing.	\$1,000.00
3.2	Materials and Finishes (cont'd)		Bldg. Section	Description/Condition	
3.2.4	Interior doors and hardware.	4	All	Solid core wood in P.S. frames, functioning and good condition..	-

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
3.2.5	Millwork	4	All	Perimeter cabinets, generally good condition.	-
		4	1954	Free standing shelving in Library. Computer worktops in room 115. Sink units in 112 and 114: functional and generally good condition.	-
		4	1959	Upper and lower cabinets with sink in staff room. Upper and lower cabinets in concessions room and science lab. Functional and generally good condition.	-
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4	All		-
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1954	Climbing apparatus in gym. No backstops	-
		3	1959	Non adjustable Backstops in gym	\$6,000.00
3.2.8	Washroom materials and finishes.	4	1954	Ceramic tile floor. Painted drywall and masonry. Half height ceramic wall tile. T-bar and painted drywall ceilings generally acceptable. Handicapped accessible, but non-lever faucets equipped (see other).	-
		4	1959	Painted drywall. T-bar ceiling. Coloured hardner concrete floor generally acceptable. Not handicapped accessible at entryway.	-
Other		3	1954	Change washroom faucets to lever handles.	\$1,000.00
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 jurisdiction together with direct observations as appropriate. Evaluator should note if in his opinion a comprehensive code evaluation is required.		Bldg. Section	Description/Condition	
		1	All	Based on building area of 2319.9 s.m., this builidn gshould face 3 streets (presently faces 1 street), or have firewalls, or be sprinklered. Sprinklering recommended, up-grade of water service as most appropriate.	\$70,000.00

School Facility Evaluation Project
Part I - Facility Profile and Summary

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.	4	All	Combustible, non-sprinklered	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	1	All	Corridor zone doors between 1954 and 1959 sections are non-latching and are not double acting to allow exiting from either side - replace.	\$2,500.00
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Corridor walls & doors appear to be appropriate.	-
		1	1954	Boiler Room, Electrical Room & Paper Storage Room in Gym are non-rated. Replace with 3 rated doors and frames.	\$6,000.00
		1	1959	Old style counter weighted door on Boiler Room is not closing fully. Replace with regular fire rated door and frame.	\$2,000.00
3.3.4	Exiting distances and access to exits.	4	All		-
3.3.5	Barrier-free access.	3	1954	Main entrance required H/C 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 documentation 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				\$95,400.00

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>	N/A	No portables.	
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			

School Facility Evaluation Project
Part I - Facility Profile and Summary

Section 7 Space Adequacy		This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	8	-	595.9	6.0	80.0	480.0	115.9	All areas are in square meters.
7.2	Science Rooms/Labs	1	70.6	70.6	1.0	107.5	107.5	-36.9	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	1	79.2	79.2	1.0 2.0	130.0 90.0	310.0	-230.8	
7.4	Gymnasium (incl. gym storage)	2	157.0	662.9	1.0	374.0	374.0	288.9	
7.5	Library/Resource Areas	1	505.9	70.6	1.0	125.0	125.0	-54.4	
7.6	Administration/Staff, Physical Education, Storage Areas	-	70.6	95.6	-	-	371.5	-275.9	No Physical Education.
7.7	CTS Areas								
	7.7.1 Business Education	-	-	0	1.0	115.0	115.0	-115.0	
	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)	-	-	745.1	-	-	613.5	131.6	
	Overall Space Adequacy Assessment			2319.9			2496.5	-154.1	Based on 50% Elementary/50% Junior High.

16

Evaluation Component/ Sub-Component	Additional Notes and Comments

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