

School Facility Evaluation Project
Part I - Facility Profile and Summary

School Name:		Senator Gershaw School		School Code:		6902	
Location:		Bow Island		Facility Code:		204	
Region:		South		Superintendent:		Mr. Keith Jones	
Jurisdiction:		Prairie Rose Regional		Contact Person:		Mr. Brian Frey	
		Division No. 8		Telephone:		(403) 527-5516	
Grades:		4 - 12		School Capacity:		565	
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		1951	2	2006.7	Frame, flat roof, stucco cladding.		Half story below grade
Additions/ Expansions		1956	1	248.4	Masonry, flat roof, stucco cladding.		Industrial Arts building - free standing
		1956	1	236.5	Frame, low slope roof, wood siding		Free standing building moved onto site from Conquerville 1969 (former band room, now storage)
		1961	1	2206.8	Masonry, flat roof, (concrete) precast concrete exterior		
		1969	1	129.9	Masonry, flat roof, brick cladding		Addition to Industrial Arts building
		1985	1	13.28	Frame, shed roof, stucco cladding		Exterior vestibules added to 1951 section
Total Building Area				4841.58			
						Evaluator's Name:	Alan Benson
						& Company:	CJC Architects Inc.

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Upgrading/ Modernization (identify whether minor or major)		1985	2	125.5	Frame, flat roof, stucco cladding.		Minor modernization to 1951 section. Architectural finishes, washrooms & doors.
		1985	1	356.84	Masonry, flat roof, (concrete) precast concrete exterior		Minor modernization to 1961 Section: Library & Admin Area
		1991	1	2206.8	Masonry, flat roof, (concrete) precast concrete exterior		Major modernization to 1961 Section: Architectural finishes, doors & washrooms.
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)			1	3200.0 (estimated)	Frame, flat roof, metal siding		Two (2) portables installed 1997. Free- standing and relocatable.
List of Reports/ Supplementary Information		Provided by jurisdiction - Fire Alarm Annual Report, dated August 12, 1999. Roofing Inspection Report (by synoptic), dated March 27, 1999, for Band Room only. It is understood that investigations have been undertaken with respect to cronic water seepage in 1951 section. Request input from jurisdiction.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Minor outdoor repairs repairs, signage for fire vehicle access, pavement repairs. NB: Further investigation recommended for surface drainage (see Item 1.1.6), and bus lane (see Item 1.2.3).	\$54,300.00
2	Building Exterior	Repairs to exterior wall finishes and minor door repairs. NB: Further investigation recommended for structural problems, roofing and poor site drainage which may require very high remedial costs.	\$75,600.00
3	Building Interior	Interior wall repairs and finishes, minor door repairs, substantial Code upgrade and handicap requirements. NB: Further investigation recommended for serious structural concerns and roofing.	\$140,700.00
4	Mechanical Systems	Generally acceptable condition; however, the school needs mechanical upgrade in the 1961 addition. The 1961 addition also needs added ventilation. The building is not air condition. Some additional minor items need correcting.	\$235,146.00
5	Electrical Systems	Generally good condition. Lighting upgraded approximately three years ago. Good maintenance. Some small items need correcting.	\$6,800.00
6	Portable Buildings	Furnace and fire alarm upgrades.	\$3,500.00
7	Space Adequacy:		
	7.1 Classrooms	204.70 s.m. deficiency	
	7.2 Science Rooms/Labs	128.90 s.m. deficiency	
	7.3 Ancillary Areas	93.00 s.m. surplus	
	7.4 Gymnasium	223.90 s.m. surplus	
	7.5 Library/Resource Areas	114.73 s.m. deficiency	
	7.6 Administration/Staff Areas	209.67 s.m. deficiency	
	7.7 CTS Areas	Home Economics - 34.50 s.m. deficiency. Industrial Arts 69.10 s.m. surplus	
	7.8 Other Non-Instructional Areas (incl. gross-up)	N/A	
	Overall School Conditions & Estim. Costs		\$516,046.00

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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.	3	Generally good but running track needs shale, asphalt baseball area cracked - repair. Rough grass areas have gopher holes.	\$2,400.00
1.1.3	Outdoor playground areas, including condition of equipment and base.	3	Equipment & base generally good and appropriate. Grass base at teeter-totter needs pea gravel.	\$700.00
1.1.4	Site landscaping.	4	Grass with underground irrigation	
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	3	Generally good , but steel flag pole needs paint.	\$600.00
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	F.I.	Fairly flat, little or no drainage away from building, ponding adjacent to industrial arts building - french drains/drywells possible solution.	
1.1.7	Evidence of sub-soil problems.	F.I.	Ground water and sulphide problems at original building section which is half storey below grade (see Section 2).	
1.1.8	Safety and security concerns due to site conditions.	3	Lack of site lighting for parking area (refer to Section 5).	
Other		1	Hazarous old pipes protruding out of ground at South-west corner of site - remove.	\$1,000.00
			Sawdust extractor outside Industrial Arts building - enclose to prevent children accessing.	\$1,000.00
1.2	Access/Drop-Off Areas/Roadways/Bus Lanes			

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Section 1	Site Conditions	Rating	Comments/Concerns	Estim. Cost
1.2.1	Vehicular and pedestrian access points (i.e., size, number, visibility, safety).	4	Two(2) vehicular access points (2-way movement at each exit). One (1) pedestrian access point.	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Asphalt roadways resurfaced in 1995. Gravel access road around West and North side of building for maintenance and delivery vehicles.	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	F.I.	Onsite bus lane blocks student parking. This parking should be designated for staff only or parking should be relocated. Input from jurisdiction recommended.	
1.2.4	Fire vehicle access.	3	Appears adequate, but signage required.	\$900.00
1.2.5	Signage.	4	Signage visible on face of building at the Main Entrance.	
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).	3	Parking stalls no marked - add painted lines. Estimate 17 staff parking, 35 student/visitor spaces. Stalls not electrified.	\$3,000.00
1.3.2	Layout and safety of parking lots.	4	Size appears adequate. Would function better with markings.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	3	Asphalt parkings areas with marginal surface drainage. South-east access ponds due to wash from street - re-grade access.	\$2,000.00
1.3.4	Layout and safety of sidewalks.	4	Cracked and heaved sections hazardous (see Item 1.3.5). Layout adequate.	
1.3.5	Surfacing and drainage of sidewalks (note type of material).	2	All sidewalks concrete - drainage poor. Numerous sections cracked/heaved/spalled - estimate 712 s.m. replacement.	\$42,700.00
1.3.6	Curb cuts and ramps for barrier free access.	4	No curb cuts but sidewalks mostly level with asphalt.	
Other				
	Overall Site Conditions & Estimated Costs			\$54,300.00

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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).	F.I.	1951	Full structural review recommended due to chronic water seepage and sulphide damage (refer to Section 3).	
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1961	Structural review recommended for the following: Cracked column/spandrel beam junction (see Photo 87). Crack through masonry wall at North-west corner of Gym (see Photo 80). Cracked masonry at door jamb/Lintel, East exit (see Photo 90).	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4		No problems noted - generally all areas.	
		F.I.	1961	Some cracking at concrete canopy at Main Entrance - structural review recommended.	
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	Generally original B.U.R. believed to be 30+ years. No leaks reported - full roofing inspections/report recommended.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	3		Some splash pads required.	\$1,000.00
		1	1956	Industrial Arts building has a roof hatch, but no ladder - provide ladder.	\$1,600.00
2.2.3	Control of ice and snow falling from roof.	2	1951	North and South exits have shed roofs which spill directly onto exit pad - add guttering.	\$1,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	N/A			
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, efflorescence, water stains).	2	1951	Cracked stucco at window locations on lower level - remove to appropriate wall junction and re-stucco to provide uniform finish.	\$30,600.00
		3	1956	Wood siding on Band Room poor - replace.	\$32,400.00
		3	1961	Concrete spandrels below strip windows are cracked. - cut out, repair and paint spandril with epoxy materials to provide uniform finish.	\$6,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	4		No problems noted.	
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		No problems noted.	
2.3.4	Interface of roof drainage and ground drainage systems.	F.I.		Poor drainage away from building (particular problem for 1951 section). Some remedial action has been taken with downspouts - addition of french drains and drywells possible solution.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	4		Generally acceptable. Some minor cracks noted in 1951 Home Economics and 1961 Classroom 141.	
Other					

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).	1	1951	Metal exit doors at Gym are binding - repair/adjust.	\$1,000.00
		2	1961	West door on Gym needs new metal door and frame - replace	\$2,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4			
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4			
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	4		Generally aluminum with sealed unit glazing.	
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4			
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		No problems noted.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$75,600.00

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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).	F.I.	1951	Lower level partitions (load bearing & others) may be compromised due to floor repairs (see Item 3.1.2).	
		2	1956	Drywall in band room below average - replace and paint.	\$11,000.00
		F.I.	1956	Crack in load bearing wall - structural review recommended.	
		3	1961	Minor masonry cracks in Library & Washrooms - repair.	\$1,500.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1951	Concrete slab-on-grade presents signs of substantial heaving and sulphide attack most likely due to cronic water seepage. Also heaving present in upper floor suggesting foundation problems - full structural review recommended.	
Other			1951	Some testing concerning water seepage has been undertaken. Owner to provide information.	
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	F.I.	1951	Vinyl composite tile on lower & upper floor damaged due to seepage/heaving - replacement and repairs pending structural review (refer to Item 3.1.2).	
		2	1956	Carpet & linoleum in Band Room poor - replace. Painted floor in Industrial Arts poor - refinish.	\$13,000.00
		4		Typically vinyl composite tile all areas. Hardwood in Gymnasiums.	
3.2.2	Wall materials and finishes.	4	1951	Painted drywall.	
		4	1956	Industrial Arts Room - painted masonry/drywall - fair.	
		4	1961	Painted masonry/drywall.	
3.2.3	Ceiling materials and finishes.	4		Generally all areas 610 x 1219 mm suspended acoustic tile.	
		2	1956	Band Room - exposed structure needs re-finishing.	\$2,400.00
		4	1956	Industrial Arts Room - exposed structure in shop area, drywall in ancillary areas fair to good.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.4	Interior doors and hardware.	F.I.	1951	Typically solid core wood doors & wood frames - appropriate and generally good. Some doors binding due to heaving floor problem. Should be addressed by further investigation for overall structure.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
		2	1956	Band Room - hollow core doors - poor condition, replace.	\$4,200.00
		4	1956	Industrial Arts Room - hollow metal doors in P/S frames.	
		4	1961	Solid core doors in P/S frames - appropriate and functional.	
3.2.5	Millwork	4		Generally good, Home Ec. Cabinets in 1985 section are adequate and functional. I.A. work benches and shelves adequate and functional.	
		3	1961	Wood window sills - need refinishing.	\$2,400.00
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	4		Generally adequate in all areas.	
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	3	1951 / 1961	Gym backstops not height adjustable - replace in one Gym.	\$6,000.00
3.2.8	Washroom materials and finishes.	4		Generally appropriate materials ie: cermaic tile floors, painted walls & ceilings, cermaic wall tile where necessary.	
		F.I.	1951	Shower Room not functioning due to floor heaving problem. Should be addressed by further investigation for overall structure.	
Other					
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	1961	Code requires building to face three (3) streets. An appropriate access route to rear required, or sprinklered building. Sprinkler cost allowed as thought to be most appropriate.	\$66,200.00
3.3.1	Building construction type - combustible or non-combustible, sprinklered or non-sprinklered.	4	1951	Combustible, non-sprinklered	
		4	1956	Combustible, non-sprinklered	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
		4	1961	Non-combustible construction - non-sprinklered.	
3.3.2	Fire separations (i.e., between buildings, wings, zones if non-sprinklered).	4	All	Appears to be present.	
3.3.3	Fire resistance rating of materials (i.e., corridor walls and doors).	4	All	Appears to be appropriate.	
3.3.4	Exiting distances and access to exits.	4	All	Appears to be appropriate.	
3.3.5	Barrier-free access.	3		No handicap door openers on Main Entrance. Section 1951 requires handicap lifts. Washrooms in 1961 section are generally handicap accessible, but require lever faucets.	\$34,000.00
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Possible asbestos lagging, Owner to provide supplementary information.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	1	1956	No mechanical air exchange in Industrial Arts (refer to Section 4).	
		F.I.	1961	Odor in Washrooms - possibly inadequate air exchange (refer to Section 4).	
Other					
	Overall Bldg Interior Condition & Estim Costs				\$140,700.00

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	Temporary concrete block supports will require upgrading in future.	
6.1.2	Roof materials and components (i.e., signs of deterioration, leaks, ice build-up).	F.I.	No report provided.	
6.1.3	Exterior wall finishes (i.e., signs of deterioration, cracks, water stains).	4		
6.1.4	Doors and windows (i.e., signs of deterioration, rusting hardware, glass cracks, peeling paint, damaged seals).	4		
6.1.5	Interior finishes (i.e., floors, walls, ceiling).	4	Carpet flooring, vinyl covered wall and ceiling panels - all good.	
6.1.6	Millwork (i.e., counters, shelving, vanities, cabinets).	4	Appropriate.	
6.1.7	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs)	4	Appropriate.	
6.1.8	Heating system.	3	Coleman DGAT090BDD complete with air conditioning 90,000 BTU/hr input. Non-ducted return and uses furnace room as return air plenum. This can cause down drafting on CO problems.	\$2,000.00
6.1.9	Ventilation system.		Part of above	
6.1.10	Electrical, communication and data network systems.	4		
6.1.11	Health and safety concerns (i.e., fire and smoke alarms, fire protection systems, exiting, fire resistance rating of materials).	3	Fire alarm not tied in (this is not technically required) as buidling appears to be separate buildings.	\$1,500.00
6.1.12	Barrier-free access.	2	Ramps required.	
	Overall Portable Bldgs Condition & Estim Costs			\$3,500.00

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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	15		1075.3	16	80.0	1280.0	-204.70	All areas are square meters.
7.2	Science Rooms/Labs	1	111.1	111.1	2	120.0	240.0	-128.90	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)	4	-	493.0	-	-	400.0	93.00	Existing Band Room included.
7.4	Gymnasium (incl. gym storage)	1	546.1	873.9	1	-	650.0	223.90	
		1	327.8						
7.5	Library/Resource Areas	1	217.3	217.3	1	-	332.0	-114.73	
7.6	Administration/Staff, Physical Education, Storage Areas	-		372.3	-	-	582.0	-209.67	Shower, Dressing Rooms and Infirmary included.
7.7	CTS Areas								
	7.7.1 Business Education	-	-	-	-	-	-	-	
	7.7.2 Home Economics	1	125.5	125.5	1	-	160.0	-34.50	
	7.7.3 Industrial Arts	1	360.1	360.1	1	-	291.0	69.10	
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)	-	-	1213.1			1552.0	-338.92	Janitor Storage included.
	Overall Space Adequacy Assessment			4841.6			5487.0	-645.42	Based on 26% elementary, 34% junior high, 40% senior high