

School Facility Evaluation Project
Part III - Space Adequacy

School Name: South Central High
Location: Oyen

School Code: 5910
Facility Code: 183

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

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

Grades: 10 - 12

School Capacity: 305

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	1961	1	794.2	Masonry construction with veneer cladding. Combustible frame floors over crawlspace. Roof - combustible construction.	Retro-fitted hot water heating system.	
Additions/	1966	1	282.6	Masonry construction with brick veneer	Forced air furnaces.	
	1970	1	2362.8	Cocnrete block exterior walls to Gym and all others steel studs with brick veneer cladding. Combustible frame floors over crawlspace and combustible roof construction.	Forced air furnaces.	
	1994	1	498.3	Masonry cavity wall and steel stud construction with stucco cladding. Slab-on-grade floors. Combustible roof construction.		
Total Gross Area			3937.9			

Evaluator's Name: David Coupland
& Company: CJC Architects Inc.

Upgrading/ Modernization (identify whether minor or major)	N/A					
Portable Struct. (identify whether attached/perman. or free-standing/ relocatable)	N/A					
List of Reports/ Supplementary Information	Fire Alarm System Annual Test and Test and Inspection Report, dated August 23, 1999. No Roof Inspection Report available. No Code or Hazardous Materials Reports available. Mini-plans are not current. They do not show the 1994 addition.					

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	Evaluation Components	Summary Assessment	Estim. Cost
1	Site Conditions	Landscape improvements, regarding sidewalk addition and replacement.	\$45,000.00
2	Building Exterior	Crawlspace waterproofing canopy roof reconstruction, cladding repairs. N.B.: Further investigation recommended for masonry wall construction and roofing.	\$450,000.00
3	Building Interior	Minor repairs to drywall flooring, and ceiling tile. Replacement of doors, millwork, mechanical room ladder, and exterior steps. N.B.: Further investigation recommended for crawlspace/floor deterioration and hazardous materials audit. Also, full code review recommended as building may require sprinklering.	\$200,640.00
4	Mechanical Systems	Generally in acceptable condition. Some older Flamemaster and other furnaces. In the future, consideration will need to be given to an amalgamation of mechanical systems and doing an upgrade. A ventilation upgrade is required. The school has a limited amount of air conditioning.	\$85,250.00
5	Electrical Systems	Generally in good condition. A lighting upgrade has been done. In the CTS shop, the power tools should be equipped with magnetic starters to prevent the possibility of an accident.	\$9,500.00
6	Portable Buildings		N/A
7	Space Adequacy:		
	7.1 Classrooms	134.5 s.m. deficiency	
	7.2 Science Rooms/Labs	31.6 s.m. deficiency	
	7.3 Ancillary Areas	99.9 s.m. deficiency	
	7.4 Gymnasium	50.5 s.m. surplus	
	7.5 Library/Resource Areas	53.4 s.m. surplus	
	7.6 Administration/Staff Areas	170.7 s.m. deficiency	
	7.7 CTS Areas	210.1 s.m. surplus	
	7.8 Other Non-Instructional Areas (incl. gross-up)	277.6 s.m. surplus	
Overall School Conditions & Estim. Costs			\$790,390.00

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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 for Educational/Functional Needs. Expansion possibilities are limited.	
1.1.2	Outdoor athletic areas.	4	1 - Baseball Diamond 1 - Football Field	
1.1.3	Outdoor playground areas, including condition of equipment and base.	4	None	
1.1.4	Site landscaping.	3 4	Grassed areas in poor condition. Maintenance rehabilitation required. Few shrubs at entrance in good condition. Underground irrigation system not provided.	\$8,000.00
1.1.5	Site accessories (i.e., perimeter and other fencing, guard rails, bike stands, flag poles).	4	Wood round posts with white steel cable which is rusting. Painting the steel cable is a no-win situation. Flag pole.	
1.1.6	Surface drainage conditions (i.e., drains away from building, signs of ponding).	3	North and East sides slope toward building. Regrading required.	\$20,000.00
1.1.7	Evidence of sub-soil problems.	4	Not apparent.	
1.1.8	Safety and security concerns due to site conditions.	1	Sawdust extractor located outside Industrial Arts should be enclosed to prevent climbing onto roof (see Print #6).	\$1,000.00
Other				
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	2 Vehicle Access Points for School Bus Road, which may or may not be within the property lines. 2 Access Points for Parking	
1.2.2	Surfacing of on-site road network (note whether asphalt or gravel).	4	Bus loading road is gravel, but this road may or may not be within the property lines. Drains to spillway	
1.2.3	Bus lanes/drop-off areas (note whether on-site or off-site).	4	Bus drop off may or may not be within the property lines.	
1.2.4	Fire vehicle access.	4	Available to two and a half (2.5) sides of the building. Fire vehicle access not marked.	
1.2.5	Signage.	4	School name on building, clear and visible from street.	
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).	4	Staff Parking - 12 Stall, not marked. Disabled stalls not marked, but there is sufficient room to permit this use. Student Parking - 25 Stalls, not marked.	
1.3.2	Layout and safety of parking lots.	4	Double loaded parking. Safety not a problem. Parking area driveway is very wide. Bus loading does not conflict with parking layout if the gravel road used for buses is in fact part of the site.	
1.3.3	Surfacing and drainage of parking lots (note whether asphalt or gravel).	4	Asphalt - drainage is good.	
1.3.4	Layout and safety of sidewalks.	3	Acceptable - Sidewalk required to Vest. 4 - 110 s.m. All exits from the building are not connected with a sidewalk to a public street. This is not required by Code; however, it does not allow proper snow removal for ease of movement away from the building in case of emergency during the winter.	\$12,000.00
1.3.5	Surfacing and drainage of sidewalks (note type of material).	3	Concrete Sidewalks drainage is acceptable. A number of panels (20 s.m.) need to be replaced due to excessive cracking.	\$4,000.00
1.3.6	Curb cuts and ramps for barrier free access.	4	Barrier-free access provided. Curbcuts not required	
Other				
Overall Site Conditions & Estimated Costs				\$45,000.00

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).	3	1961	Wood floor joists and wood subfloor over wet crawlspace. Crawlspace requires new waterproof cover with 150 um poly and 50 mm sand overlay.	\$90,000.00
		3	1970	Composite wood and steel joists with wood subfloor over wet crawlspace. Crawlspace requires new waterproof cover with 150 um poly and 50 mm sand overlay.	\$260,000.00
2.1.2	Wall structure and columns (i.e., signs of bending, cracking, settlement, voids, rust, stains).	F.I.	1966	Masonry cavity wall construction with two (2) wythes of 4" masonry and 1" rigid insulation.	
			1970	West wall gymnasium - three (3) concrete pilasters have series of cracks, hairline type (see Print #9). Further investigation is required. Concrete block bearing walls for gym area. All other exterior walls are steel stud construction with brick veneer.	
2.1.3	Roof structure (i.e., signs of bending, cracking, voids, rust, stains).	4	All	No problems noted.	
2.1.4	Control/expansion joints.				
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 states of repair.</i>		Bldg. Section or Roof Section		
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	Roof is reported to be in good condition; however, no report available.	
2.2.2	Roof accessories (i.e., ladders, stairs, hatches, masts, exhaust hoods, chimneys, gutters, downspouts, splashpads).	F.I.	All	Roof not accessed at this time.	
2.2.3	Control of ice and snow falling from roof.	2	1961	Slope roof at entrance canopy must be reconstructed to eliminate ice and snow sliding off, and water freezing in gutter and overflowing onto sidewalk.	\$15,000.00
2.2.4	Skylights (i.e., signs of distress, leaks, ice build-up, condensation, deteriorated materials/seals).	4	1994	Five (5) skylights in good condition. Three (3) are in Student Gathering Area, one (1) in the Library exit, and one (1) at Main Entrance Lobby.	
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	1961	North wall - panel under windows deteriorating, aluminum trim coming apart.	\$5,000.00
2.3.2	Fascias, soffits, parapets (i.e., signs of looseness, stains, rust, peeling paint).	3	1961	Main Entrance metal fascia and soffit in good condition. Vest 2 - wood fascia and plywood soffit - should be replaced with metal cladding.	\$2,000.00
2.3.3	Building envelope (i.e., evidence of air infiltration/exfiltration through the exterior wall or ice build up on wall, eaves, canopy).	4	All	Not apparent.	
2.3.4	Interface of roof drainage and ground drainage systems.	4		Acceptable.	
2.3.5	Inside faces of exterior walls (i.e., signs of cracks, water stains, dust spots).	3	1970	Staffroom 23, exterior wall - cracked drywall below the window sill.	\$1,000.00
			1970	Room 21 - North wall requires panels to be removed, and new drywall and paint.	\$18,000.00
			1994	Paint peeling off window sill. Joint between window frame and drywall to be caulked.	\$1,000.00
Other	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).	3	1970	1 double wood doors to be replaced, 3 single wood doors to be replaced. Vest 2 - replace double wood door and frames, entire entrance. Threshold 12 mm lower than floor - tripping hazard. Room 20 exterior door to be replaced. Vest 4 exterior door and frame to be replaced.	\$20,000.00
2.4.2	Door accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	4	All	Acceptable	
2.4.3	Exit door hardware (i.e., safety and/or code concerns).	4	All	Acceptable	
2.4.4	Windows (i.e., signs of deterioration, rusting metal, glass cracks, peeling paint, damaged seals, sealed unit failure).	3	1961	Administration Area - six (6) windows to be replaced.	\$24,000.00
			1970	Room 23 - windows to be replaced.	\$4,000.00
			1994	Awning unit - sealed unit broken.	\$1,000.00
2.4.5	Window accessories (i.e., latches, hardware, screens, locks, alarms, holders, closers, security devices).	3	1961	Windows in admin area leak air and do not have screens.	\$2,000.00
				Windows with drywall sill paint peeling.	\$2,000.00
				Photocopy Room windows to be replaced.	\$5,000.00
2.4.6	Building envelope (i.e., signs of heavy condensation on doors or windows).	4		Not apparent.	
Other					
	Overall Bldg Exterior Condition & Estim Costs				\$450,000.00

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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	1966	Corridor 3 - cracked drywall - patch and make good.	\$500.00
			1970	Drywall around window openings peeling. Industrial Arts Storage Room - large vertical crack in wall. Mechanical room 117 - drywall repair required in 4 locations, penetrations to be sealed.	\$3,000.00
3.1.2	Floors (i.e., signs of cracks, heaving, settlement).	F.I.	1961	Concern that wet crawlspace has caused rot in th subfloor and floor wood framing member - should be investigated further. Gym west exit - particle subfloor rotted out by exit door.	
		3	1970	Door from gym to stage corridors on north side to be replaced.	\$1,500.00
Other					
3.2	Materials and Finishes		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.1	Floor materials and finishes.	3	1961	Marmoleum throughout. Vestibule 1 - quarry tile to be re-grouted.	\$1,000.00
			1966	Marmoleum throughout. Room 19 - carpet to be replaced.	\$500.00
			1970	Corridor 4 - vinyl composite tile. Staff Room 23 - Carpet. Vestibule 4, and Rooms 19, 21, and 28 - carpet. Corridors and Rooms 17, 18, 26, and 27 - marmoleum. Industrial Arts - hardwood floor. Gym - hardwood floor, ventilated c/w ventilated base Gym Storage room - vinyl composite tile to be replaced. Corridor 4, Student Gathering Area, Storage Room - vinyl composite tile. Vestibule 3 and Corridor 8 - quarry tile.	\$1,000.00
			1994	Greenhouse floor to be painted. Patching required in Vestibule 1.	\$1,000.00
				Patching required in Vestibule 1.	\$500.00
3.2.2	Wall materials and finishes.	3	1961	Painted drywall, wall board, concrete blocks	
			1966	Drywall requires some patching and repainting.	\$2,000.00
			1970	Corridors 5 and 6, and Vestibule 4 - prefinished wallboard panels on walls require repainting. Home Ec. - Vinyl wall covering is coming apart and is to be patched. Painted drywall - in good condition.	\$2,000.00
		4	1994	Painted drywall.	
3.2	Materials and Finishes (cont'd)		<u>Bldg. Section</u>	<u>Description/Condition</u>	
3.2.3	Ceiling materials and finishes.	3	1961	Typically 300 x 300 acoustic tile adhered to substrate - acoustic tile lay-in.	\$2,000.00
			1966	Classrooms - acoustic tile glued to T&G wood deck, minor repairs required. Corridors - acoustic tile lay-in.	\$500.00
			1970	Acoustic tile lay-in - generally acceptable.	

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Section 3	Building Interior - Overall Conditions	Rating	Comments/Concerns		Estim. Cost
			1994	300 x 300 AC tile stapled to 1 x 4 strapping attached to u/s trusses. Corridor 5, Staff Room 23, Room 26 - acoustic tile lay-in. Staff Washroom 22 - acoustic tile lay-in. Room 21E - 300 X 300 acoustic tile requires replacement for a number of tiles. Industrial Arts storage, 4470 - room 26 - painted drywall	
3.2.4	Interior doors and hardware.	3	1961	All classroom doors and frames to be replaced. Vestibule 2 interior double doors to be replaced.	\$12,000.00
			1966	Rooms 17, 18, 19 - Doors and frames to be replaced. Zone doors to be replaced.	\$8,000.00
			1970	Corridor 6 double door and frame to be replaced and to be provided with magnetic hold opens. Darkroom Door to be replaced off Room 26. Girls and Boys Washrooms 33 & 34 - doors to be replaced as they have louvers. Gym west exit door to be replaced.	\$7,000.00
3.2.5	Millwork	3	1961	Room 14, Bio Lab - millwork should be replaced.	\$10,000.00
			1970	Millwork in acceptable condition	
3.2.6	Fixed/wall mounted equipment (i.e., writing boards, tackboards, display boards, signs).	3	1961	Trophy display case to be removed and infilled with wall material. All others in good condition.	\$2,000.00
3.2.7	Any other fixed/mounted specialty items (i.e., CTS equipment, gymnasium equipment).	4	1970	Acceptable Condition	
3.2.8	Washroom materials and finishes.	3	1961	Girls & Boys Washroom have proper barrier free toilet stalls, etc. Excellent condition, quarry tile floor, ceramic tile walls, painted drywall ceiling. Proper threshold to doors required.	\$1,000.00
			1966	Infirmary - marmoleum floor, painted drywall walls - good condition.	
			1970	Men & Ladies Staff Washrooms - quarry tile floor, ceramic tile walls, painted drywall ceiling - good condition. Boys & Girls Washroom - quarry tile floor, ceramic tile walls, painted drywall ceiling. Boys & Girls Change/Shower Room - bottom 4 rows of ceramic tile to be replaced. 4 stalls, ceramic tile floor in showers does not comply with health code. Floor drains do not provide water separation. Girls & Boys Change Room - quarry tile floor, ceramic tile walls, painted drywall ceiling. Girls shower partitions falling apart.	\$15,000.00
Other					
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>	F.I.	Bldg. Section All	<u>Description/Condition</u> Full Code evaluation recommended due to Building size. May require to be sprinklered. No inspection report available. Sprinklering allowed for including upgrade of water service.	\$118,140.00
		2	1970	Mech. Room has vertical ladder which is unacceptable. Ships ladder to be provided. Access to main mechanical area is unsafe.	\$6,000.00

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 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).	-	1961	Doors to be replaced. Refer to Item 3.2.4.	
3.3.4	Exiting distances and access to exits.	4	All	Acceptable.	
3.3.5	Barrier-free access.	4	1994	Good. Vestibule 3 has barrier free operators to exterior and interior doors.	
3.3.6	Availability of hazardous materials audit (i.e., evidence of safety concerns with respect to asbestos, PCB's, chemicals).	F.I.	All	Report not available.	
3.3.7	Other health and safety concerns (i.e., evidence of excessive noise conditions, air quality problems)	4	All	None	
Other		2	1970	Vest. 4 - Exterior concrete pad - ie. Stairs unacceptable, stair height well above acceptable limits, new steps required. Gym - West exit door requires new concrete exterior pad and stair dowel into grade beam.	\$6,000.00
	Overall Bldg Interior Condition & Estim Costs				\$200,640.00

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			

Section 7	Space Adequacy	This Facility			Equiv. New Facility			Surplus/ Deficiency	Comments/Concerns
		No.	Size	Total Area	No.	Size	Total Area		
7.1	Classrooms	5	69.1	345.5	6	80.0	480.0	-134.5	All areas are in square meters.
7.2	Science Rooms/Labs			208.4	2	120.0	240.0	-31.6	
7.3	Ancillary Areas (i.e., Art, Computer Labs, Drama, Music,)			210.1	1 2	130.0 90.0	310.0	-99.9	
7.4	Gymnasium (incl. gym storage)			655.5			605.0	50.5	Area of Gym Storage (1994 addition) is estimated.
7.5	Library/Resource Areas			228.4			175.0	53.4	Area of Library extension (1994 addition) is estimated.
7.6	Administration/Staff, Physical Education, Storage Areas			253.3			424.0	-170.7	
7.7	CTS Areas								
	7.7.1 Business Education	-	-	-	-	-	-	-	
	7.7.2 Home Economics	1	223.1	223.1			160.0	63.1	
	7.7.3 Industrial Arts	1	447.0	447.0			300.0	147.0	
	7.7.4 Other CTS Programs	-	-	-	-	-	-	-	
7.8	Other Non-Instructional Areas (i.e., circulation, wall area, crush space, wc area)			1366.6			1089.0	277.6	
	Overall Space Adequacy Assessment			3937.9			3783.0	154.9	