

RECAPP Facility Evaluation Report



Spy Hill Complex - Southern Alberta Forensic Psychiatry Centre

B6238B

Calgary

Facility Details

Building Name: Spy Hill Complex - Southern
Address: 11333 - 85 Street N. W.
Location: Calgary

Building Id: B6238B
Gross Area (sq. m): 1,265.00
Replacement Cost: \$0
Construction Year: 0

Most Recent Consultant Evaluation

Evaluation Company: Norr Architects Planners
Evaluation Date: October 9 2012
Evaluator Name: Adam Knight
Evaluation FCR: 0%

Total Maintenance Events Next 5 years: \$114,463
Current 5 year Facility Condition Index (FCI): 0%

General Summary:

The Bow River Recreational Facility is located at 11333 85 Street NW Calgary, Alberta

The 21m x 51m one level, two storey high facility is assumed to have been built in 1981 and has been used previously as a gymnasium and periodically as a meeting hall. Since 2009, the facility has been used only for storage. There is a 15 x 10m single storey wood structure that is attached to the facility on the north side of the building. The wood structure is used as the main entrance into the facility and consists of two small change rooms. The wood entrance structure is deteriorating and should be removed and/or replaced.

Structural Summary:

The facility is a typical pre-engineered steel frame with a slab on grade foundation.

Overall, the structure is in good condition.

Envelope Summary:

Entire building is clad with pre-finished corrugated aluminum panels. There are no windows and 3 metal double man doors. Rain water from the aluminum sloped roof is drained on to the ground and into gravel swales by metal down spouts.

Recommended work includes:

- replacement of east and west man doors.

Overall, the building envelope is in good condition.

Interior Summary:

Large open space with polished concrete floor with typical gymnasium lines painted on the floor. The first 8' of the walls are clad with HDPE (puck board) and the upper portions of the walls are again corrugated aluminum panels.

Overall, with the exception of the vestibule, the interior of the main building is in acceptable condition.

Mechanical Summary:

The recreation center was used for the previous young offender usage of the main facility and later for guard training and forensic psychiatry events. Around 2009 the building was closed when it was established that it did not meet code. The maintenance department is unaware as to why the building did not meet code.

The building consists of one large open area large enough for 3 basket ball courts and a small front entranceway section with two changing rooms.

There are no plumbing facilities in the building.

There is an exterior gas meter with natural gas distribution to six unit heaters suspended at high level from the arena ceiling. There are each approximated 6 to 10 MBH capacity. There are two wall mounted propeller exhaust fans approximately 6000 cfm and one outside air louver approximately 72" x 36". The changing room each have one electric infrared heater mounted on the ceiling which are not presently working.

The roof is drained with roof cutters to down spouts to splash pad surface drainage.

Electrical Summary:

The electrical service is a Westinghouse 225amp, 120/208 volt, 3 phase, 4 wire panel which installed in the electrical room of attachment. It provides power for lighting and equipment. The interior of the building is lit with a combination of Incandescent lighting fixture with compact fluorescent bulb for the attachment and HID lighting for the gym. The building has 3 exit signs, 1 battery pack and 5 remote heads throughout for emergency lighting. The building has smoke detectors, pull-stations and bell/strobes throughout, they are connected to the fire alarm system of Southern Alberta Forensic Psychiatry Centre.

Overall, the electrical systems are in acceptable condition.

Rating Guide	
Condition Rating	Performance
1 - Critical	Unsafe, high risk of injury or critical system failure.
2 - Poor	Does not meet requirements, has significant deficiencies. May have high operating/maintenance costs.
3 - Marginal	Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
4 - Acceptable	Meets present requirements, minor deficiencies. Average operating/maintenance costs.
5 - Good	Meets all present requirements. No deficiencies.
6 - Excellent	As new/state of the art, meets present and foreseeable requirements.

S1 STRUCTURAL

A1030 Slab on Grade*

Concrete slab on grade, 100mm thick.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

B1010.01 Floor Structural Frame (Building Frame)*

Standard pre-engineered steel-framed building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

B1020.01 Roof Structural Frame*

Standard pre-engineered steel trusses.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

B1020.03 Roof Decks, Slabs, and Sheathing*

Sloped aluminum roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

S2 ENVELOPE

B2010.01.06.03 Metal Siding**

Corrugated metal siding installed on all exterior walls with exception of wood entrance structure.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-14

Event: Replace metal siding (590m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$193,900	Unassigned

Updated: MAR-14

B2010.03 Exterior Wall Vapour Retarders, Air Barriers, and Insulation*

Standard poly vapour barrier with batt insulation. Ceiling has a pre-finished insulated vapour barrier system.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

B2030.01.11 Metal Entrance Door**

There are two metal man doors located at the east and west ends of the gymnasium area. The entrance located on north side of gymnasium only has metal frame in place since the is an attached vestibule with a double metal doors that serve as the main entrance to the building. If vestibule is ever removed, the vestibule doors can be reused and installed in north side gymnasium door frame. The doors do not include no windows or side lights.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	1981	30	MAR-14

Event: Replace east and west metal doors (4)

Concern:

Two metal man doors located at the east and west ends of the gymnasium area are dented and show signs of abuse from previous gym activity.

Recommendation:

Replace doors.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Failure Replacement	2016	\$3,600	Medium

Updated: MAR-14

Event: Replace north metal entrance doors (2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,800	Unassigned

Updated: MAR-14

B3010.07 Sheet Metal Roofing**

The building has a low slope aluminum roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	40	MAR-14

Event: Replace metal roof (1071m2)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2021	\$286,800	Unassigned

Updated: MAR-14

B3010.08.02 Metal Gutters and Downspouts**

Gutters are on north and south side of building with 5 downspouts on each side. Downspouts drain on to grade and into grass swale.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	30	MAR-14

Event: Replace gutters and downspouts (174m)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,300	Unassigned

Updated: MAR-14

S3 INTERIOR

C3010.12 Wall Coverings*

The first 8' of the interior wall is covered with HDPE (puck board). Some minor scuff marks, strictly cosmetic.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

C3010.14 Other Wall Finishes*

Interior corrugated aluminum panels have multiple dents from gymnasium activity, strictly cosmetic. Since the building is used for storage, no repairs are recommended.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	MAR-14

C3020.01.01 Epoxy Concrete Floor Finishes*

An epoxy floor finish is applied throughout the entire floor area of the steel building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	MAR-14

S4 MECHANICAL

D2040.01 Rain Water Drainage Piping Systems*

The roof is drained with roof cutters to down spouts to splash pad surface drainage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D3020.04.03 Fuel-Fired Unit Heaters**

There are six unit heaters suspended at high level from the arena ceiling. There are each approximated 6 to 10 MBH capacity

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	APR-13

Event: Lifecycle Replacement

Concern:

The operation of the unit heaters needs to be interlocked to the area exhaust fans to assure that the exhaust fans do not come on while the unit heaters are operational since the units heaters are not sealed combustion units.

Recommendation:

Interlock exhaust fans or replace unit heaters with sealed combustion type.

Consequences of Deferral:

The present arrangement could allow the exhaust fans to draw carbon monoxide from the unit heaters down to the floor area of the arena.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$21,942	Unassigned

Updated: APR-13

D3020.04.04 Chimney (& Comb. Air): Fuel-Fired Heater*

Each unit heater has its own flue which penetrates the ceiling to terminate above the roof.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D3020.06 Other Heat Generation Systems*

There are two electric infrared heaters mounted from ceiling of each changing room. They appear to be out of service.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
3 - Marginal	0	0	APR-13

D3040.01.07 Air Outlets & Inlets: Air Distribution*

One 72"x36" outside air louver.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	APR-13

D3040.04.01 Fans: Exhaust**

Two propeller type exhaust fans mounted on exterior walls. Approximately 6,000 cfm each.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	APR-13

Event: Lifecycle Replacement

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$29,601	Unassigned

Updated: APR-13

D3040.04.05 Air Outlets and Inlets: Exhaust*

2- 30"x30" exterior exhaust grills

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	APR-13

D3060.02.01 Electric and Electronic Controls**

Each unit heater is controlled by one electric thermostat.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	APR-13

Event: Lifecycle Replacement (6 thermostats)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$4,140	Unassigned

Updated: APR-13

D4030.01 Fire Extinguisher, Cabinets and Accessories*

Dry chemical fire extinguishers for entire building.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

S5 ELECTRICAL

D5010.05 Electrical Branch Circuit Panelboards (Secondary Distribution)**

The electrical service is a Westinghouse 225amp, 120/208 volt, 3 phase, 4 wire panel which installed in the electrical room of attachment. It provides power for lighting and equipment. The power is from Southern Alberta Forensic Psychiatry Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	30	APR-13

Event: Replace one electrical branch circuit panel.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$5,138	Unassigned

Updated: APR-13

D5020.01 Electrical Branch Wiring*

Wiring in the building is protected in conduit which is hidden from sight in the attachment and surface mounted in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D5020.02.01 Lighting Accessories: Interior (Lighting Controls)*

All lights in the attachment are controlled by line voltage switches, and central control unit at the electrical room for gym lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D5020.02.02.01 Interior Incandescent Fixtures*

Incandescent lighting fixtures with compact fluorescent bulb are installed in the attachment.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D5020.02.02.05 Other Interior Fixtures*

There are 18 HID lighting fixtures installed in the gym.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	APR-13

D5020.02.03.02 Emergency Lighting Battery Packs**

The building has 1 battery pack and 5 remote heads throughout for emergency lighting.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	20	APR-13

Event: Replace 1 emergency battery pack

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$1,258	Unassigned

Updated: APR-13

D5020.02.03.03 Exit Signs*

The building has 3 exit signs.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	0	APR-13

Event: Install or replace four exit signs

Concern:

Four exit signs are needed for the building, existing exit signs were not functional during visit.

Recommendation:

Install or replace four exit signs

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Code Repair	2013	\$2,339	Medium

Updated: APR-13

D5030.01 Detection and Fire Alarm**

The building has 1 annunciator, 6 smoke detectors, 3 pull-stations and 3 bell/strobes throughout, they are connected to the fire alarm system of Southern Alberta Forensic Psychiatry Centre.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	25	APR-13

Event: Replace fire alarm system (based on GFA)

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Lifecycle Replacement	2017	\$7,245	Unassigned

Updated: APR-13

S6 EQUIPMENT, FURNISHINGS AND SPECIAL CONSTRUCTION

E1090.07 Athletic, Recreational, and Therapeutic Equipment*

There are four locations where basketball hoops can be hung, currently only 1 is in place. No other equipment present.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
5 - Good	1981	0	APR-13

F1020.02.15 Other Special Purpose Rooms*

Attached to the main building is a wooden structure with two change rooms (approximately 6m x 10m) located on each end with a short hallway in between. The hallway serves as an entry way to the former gymnasium. Change rooms are empty and unused with permanent wood benches installed. Building manager stated that the shingled roof leaks and the wood structure needs to be removed.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
2 - Poor	1981	50	MAR-14

Event: Remove (1) wood structure (15m x 10m, single storey)

Concern:

Existing wood structure and change rooms is deteriorating beyond acceptable use.

Recommendation:

Remove wood structure, relocate electrical panel, relocate 2 metal doors to gym entranceway, and retain existing slab on grade. Repair and make good 'new' portion of exterior metal siding.

<u>Type</u>	<u>Year</u>	<u>Cost</u>	<u>Priority</u>
Preventative Maintenance	2015	\$32,100	Low

Updated: MAR-14

S8 SPECIAL ASSESSMENT

K4010.01 Barrier Free Route: Parking to Entrance*

A barrier free route is not provided. As a storage facility, barrier free access is not required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-14

K4010.02 Barrier Free Entrances*

The entrance is not barrier free. As a storage facility, barrier free access is not required.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-14

K4010.03 Barrier Free Interior Circulation*

The interior is all on one level.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-14

K4010.04 Barrier Free Washrooms*

There are no washrooms in this facility, since it is used for storage.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	1981	0	MAR-14

K4030.01 Asbestos*

No asbestos was observed or reported at time of review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-14

K4030.04 Mould*

No mould was reported or observed at time of review

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-14

K4030.09 Other Hazardous Materials*

No hazardous materials were observed or reported at time of review.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	0	0	MAR-14

K5010.01 Site Documentation*

No site plan was available during time of assessment.

Prime Assessor: Adam Knight, NORR Architects Engineers Planners.
Date of Visit: October 9, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-14

K5010.02 Building Documentation*

No floor plan was available during assessment.

Prime Assessor: Adam Knight, NORR Architects Engineers Planners.
Date of visit: October 9, 2012.

<u>Rating</u>	<u>Installed</u>	<u>Design Life</u>	<u>Updated</u>
4 - Acceptable	2012	0	MAR-14