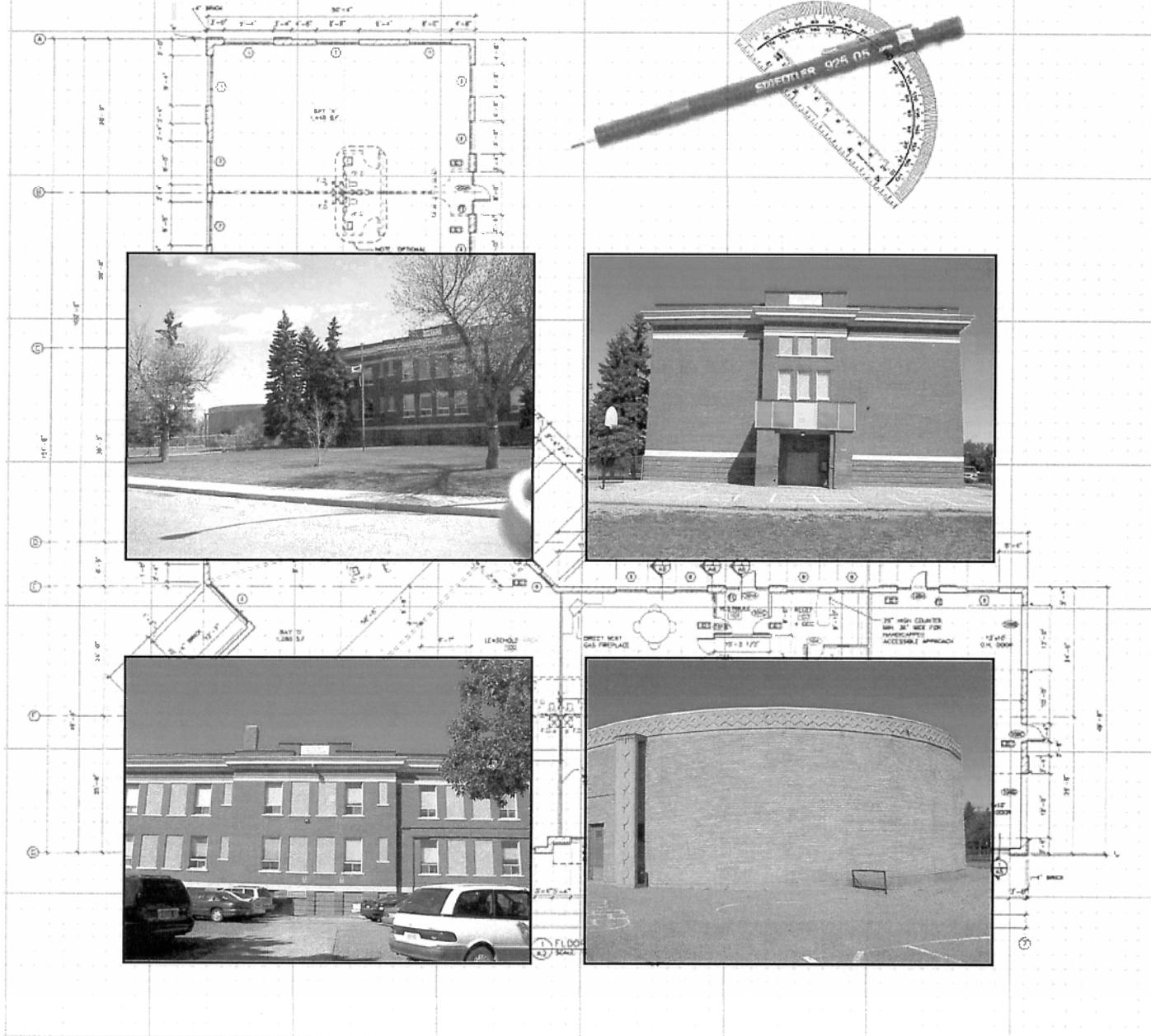




Facility Audit Report

Haultain School



Facility Audit report for: Haultain School
Regina, SK

Report Created: 2011-11-01

Facility Details

Facility Haultain School
Address: 1033 Edgar St.
Location: Regina, SK S4N 3J5
Facility Zone: 6
Grade Configuration: Elementary Schools
FacilityCode: HAUL

Date Built: 1920-00-00
Construction Type:
Replacement Cost: \$6,922,300
FCI: 12.2%

Contact Name: Dale Girodat
Contact Phone: 1-306-791-8597
Contact Email: dale.girodat@rbe.sk.ca

Audit Details

Audit ID: [141 \(click here for full Audit Information\)](#)
Audit Date: 2010-06-17
Date Completed: 2010-12-09
Status: Completed
WorkOrder #:
Overall Rating: 5.9
Evaluator:
Service Provider:

Summary:

FAME Visual Condition Assessment

Notes

2010-11-08 08:39:04 Shaun Erick Last Edited By: shaun@fameassets.com 2010-11-08 08:40:31

General Summary:

Haultain School was originally built in 1919. A Gym addition was added in 1960. The size of the school is 2600.8sq.m (Basement 730.7, Main Floor 1138.5, Second Floor 731.6) with an approximate replacement cost of \$8,062,480.

Envelope Summary:

A clay brick wall finish provides the envelope for most of the school. Exterior doors in the facility are steel. Exterior windows in the facility are aluminum. Roof covering on the facility is either a BUR roof system or SBS roof system. Major structural issues were present in the buildings foundations and concrete slab. This condition is suspect and required further analysis by a qualified consultant.

Conveying Summary:

It is recommended that an elevator or stair lift be installed in the facility for barrier free circulation.

Interior Summary:

The school is composed primarily of concrete masonry units (CMU) and gypsum board partition walls. You will also find many types of flooring throughout the facility including sheet vinyl products, vinyl composite tiles (VCT), vinyl asbestos tiles (VAT), sheet vinyl flooring and carpet. The Gym in the facility has VAT flooring installed. The school's ceiling finish is primarily t-bar suspended ceiling with lay-in acoustic ceiling tiles. Gypsum board ceiling finishes were also noted.

Plumbing Summary:

Haultain School contains one domestic water heater which supplies all the necessary hot water. Plumbing fixtures include commercial grade toilets

and floor mounted urinals. Washroom sinks include enamel sinks set in vanities or wall mounted vitreous china sinks both complete with standard faucets. Corridors contain wall mounted vitreous china drinking fountains.

Mechanical Summary:

Two boilers have been installed in the facility with applicable distribution devices such as pumps and piping equipment which distributes hot water to radiant heating enclosures found throughout the facility. Auxiliary heating equipment include two furnaces for the Gym addition and radiant heating units. Two supply and return fan units have been installed in the facility for air distribution. Fifteen rooftop units have been installed on the roof of the facility. Numerous exhaust fans have also been installed in the facility.

Electrical Summary:

The Main Switchgear provides a 110/230V, 200 amp, 1 phase, 3 wire electrical service to the facility. Lighting in the facility is T-8 fluorescent lighting. Incandescent and CFL lighting was also noted. Circuit panels installed in the facility are at approximately 90% capacity. Exterior lighting consists of HID light fixtures installed around the perimeter and at exit points.

Fire and Life Safety Summary:

The building is protected by a Edwards Fire Shield fire alarm system complete with applicable initiating and notification devices. Illuminated exit signs and emergency lighting battery packs with remote light heads have been installed throughout the facility. Portable fire extinguishers and fire hose equipment can also be found throughout the school.

Site Summary:

The facility has a gravel parking lot complete with electrical car plug-ins. Pedestrian walkways are comprised of concrete with or without an asphalt finish. Asphalt play surfaces and playground equipment has been provided for student athletic and recreational activities.

Barrier Free Equipment Summary:

Barrier free washroom equipment has not been installed in the facility. Barrier free entrance equipment has not been installed in this facility.

Audit Rating Summary

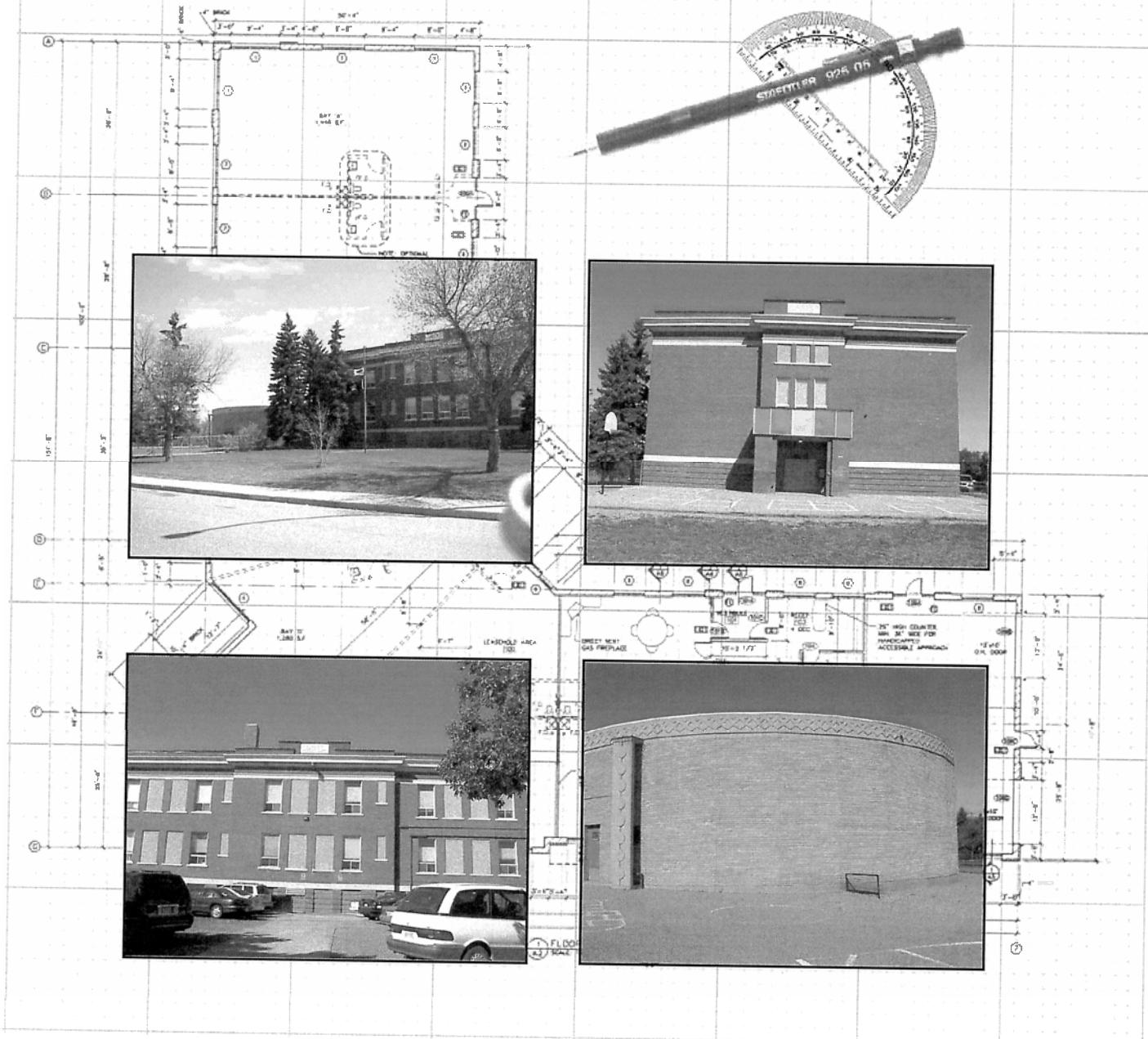
| Category | Average Rating | Estimated Deficiency |
|--|----------------|----------------------|
| Envelope | 6.4 | \$83,800 |
| Equipment & Furnishings | 6.6 | \$35,750 |
| Interiors | 5.2 | \$229,100 |
| Services - Electrical | 6.3 | \$69,000 |
| Services - Fire/Life/Safety & Security | 7.7 | \$0 |
| Services - Mechanical | 5.8 | \$278,200 |
| Services - Plumbing | 6.0 | \$12,000 |
| Site | 5.7 | \$63,500 |
| Structural | 7.0 | \$0 |
| | Total: | \$771,350 |

| Rating Guide | | |
|--------------|---------------|---|
| Rating | Response | Definition |
| 10 | Non Essential | Like new condition – meets current and foreseeable future requirements. |
| 9 | Non Essential | Good condition - between new and mid forecasted life span. Meets current and near future requirements. |
| 8 | Non Essential | Good to Fair condition – mid forecasted life span has been reached. Meets current requirements. |
| 7 | Non Essential | Fair condition – final stages of lifespan. No deficiencies were noted. Meets current needs. |
| 6 | Essential | Reached or exceeded forecasted lifespan. Currently in serviceable condition and functions as designed. Requires monitoring. |
| 5 | Essential | Minor Deficiencies noted. Will require replacement or refurbishing within 5 years to keep element in service. Requires monitoring. |
| 4 | Essential | Moderate deficiencies noted. Will require replacement, or refurbishment within 2 years to keep element in service. Requires monitoring. |
| 3 | Essential | Major deterioration of asset, no immediate risk, has not failed. Replacement / upgrading within 2 years necessary. Requires monitoring. |
| 2 | Critical | Significant deterioration of asset, poses low to medium risk for occupant health and safety; failure imminent; replacement / upgrading within 12 months necessary. Requires action. |
| 1 | Critical | Extreme deterioration of asset, poses high risk for occupant health and safety; immediate attention required. Requires action. |



Facility Audit Report

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Regina, SK

Report Created: 2011-10-31

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Audit Details

Audit ID: [189 \(click here for full Audit Information\)](#)
Audit Date: 2011-10-31
Date Completed: 2011-10-31
Status: Scheduled
WorkOrder #:
Overall Rating: 5.1
Evaluator: Ron Christie
Service Provider: JC Kenyon Engineering Inc.

Summary:

The Structural Facility Audit of Haultain School was conducted in September and October of 2011 by Holly Wallace, P. Eng., J.C. Kenyon Engineering Inc.

Notes

2011-10-31 16:11:49 Holly Wallace 

Our review of the Haultain School building has been based on site observations as well as drawings provided to us by Regina Public Schools. Our inspection was visual only. No wall, ceiling nor floor finishes were removed to better access the structural elements of the building and no testing was performed.

Haultain School was constructed in 1919 and in the 1970's and 80's renovation work was done to the building. This building is a brick, two story structure. The basement of this building consists of a slab on grade which is located approximately 6 feet below grade with the exception of the boiler room which is approximately 3.5 feet lower than the rest of the basement slab on grade. The main floor and first floor of this building consists of structural slabs spanning between reinforced concrete beams. The concrete beams are supported by the exterior walls and interior corridor walls. Load bearing walls of this building consist of brick which sit directly on a foundation of reinforced concrete strip footings approximately 10 feet below grade. Non-load bearing partition walls in the interior of the building consist of hollow clay tile. Most of the walls, ceilings, and floors of this building are covered in architectural finishes. The wall and ceiling finishes are, for the most part, lathe and plaster.

The roof structure of this building consists of wood decking which spans between wood roof joists. The roof joists are supported by a system of wood beams and posts which are then supported by the wood joist structure below the roof. The structure above the first floor which supports the roof above consists of wood joists. This structure supports the first floor ceiling below.

In addition to the main building there is a round auditorium used as a gymnasium which is attached to the north side of the building. The auditorium was added to the building in the 1960's, and was designed by Clifford Wiens Architect. The foundation of the gymnasium is a grade beam and pile system and the floor is a concrete slab on grade. The perimeter walls are load bearing concrete block with a brick veneer. The roof is dome shaped and consists of reinforced concrete.

From our assessment of the school it was concluded that this building has experienced and continues to experience foundation movement in terms of cracks in the walls and beams and excessive heaving of basement floors. Another concern is the roof of this building, which is not adequately anchored to the main structure. In addition the structural slabs have experienced significant deflection. To permanently fix all of the problems this building is experiencing would be prohibitively expensive involving underpinning of the building, reinforcement of the structural slabs and roof structure, and replacement of the basement slab.

Audit Rating Summary

| Category | Average Rating | Estimated Deficiency |
|---------------|----------------|----------------------|
| Envelope | 4.8 | \$1,050,000 |
| Interiors | 5.0 | \$25,000 |
| Structural | 5.5 | \$2,200,000 |
| Total: | | \$3,275,000 |

| Rating Guide | | |
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