

**Grant Alternative School**

**Building Analysis and Review of the Visual (Cost & Picture) Report**



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## **1 – Introduction**



Grant was built 80 years ago and it still looks great

**We Have taken this opportunity to complete our report in reply to the Visual (Cost & Picture) Report completed for Grant Alternative School dated August 16, 2000.**

**As it was noted during our presentation to the board meeting on September 26, 2000 we have grave concerns above the report for Grant School. The information provided in our report will question the accuracy and content of the report completed for the Board.**

**For the most part we will let our photos speak for themselves however comments will provided on the on the cover sheet to each section of our report.**

**The most disturbing issue outlined in the report is the gross exaggeration of the estimates provided. The total cost of all recommended repairs works out to a rate of \$118.62 per square foot of building area. The Catholic Board has recently completed the new Sacred Heart High School for the total construction cost of \$110.00 per square foot of floor area.**

**With the budgets provided Grant Alternative School could build a new facility with money to spare.**

**Our report will outline that the work required to maintain the Grant School can be completed at a fraction of the cost outlined in the Visual (Cost & Picture) Report completed for the Board.**

## **2 – Spread Sheet Review of Visual (Cost & Picture) Report**

The enclosed spreadsheet summarizes the Visual (Cost & Picture) Report into sections of work that will be reviewed in our reply to the Board's Report.



**North elevation showing the large front grounds**



**Grant's (Old Format) Sign**

### **3 – Costing Data for School Projects**

The Ottawa Carleton Roman Catholic School Board closed tenders for a new 50,000sf elementary school and the low tendered price was for less than \$94.00 per square foot of building area.

The Ottawa Carleton Roman Catholic School Board recently completed the Sacred Heart High School in Stittsville for a construction cost of under \$110.00 per square foot of building area.

Carleton University is presently planning the complete restoration of the Tory building with will include stripping the building to the structure and reinforcing the concrete frame and completely removing the exterior skin of the for a budget of under \$120.00 per square for of building area.



The Board can't afford to build schools to Grant's high standards today



Detailing like Grant's isn't seen in today's school construction

## **4 – Photo Review Summary Statement**

**We will let our photos speak for themselves however: We believe that the board's report is seriously flawed and should be dismissed in favour of a proper building, grounds and systems review of the Grant Alternative School Home.**



**Grant's main entrance drive is beautiful and safe for our children**



**Grant's playground is large, safe and beautiful**

## **5 – Asphalt Review**

The next group of photos shows the condition of the Grant School paved areas. The majority of areas are in excellent condition and only minor repairs and crack sealing should be completed for the foreseeable future.

We find it difficult to understand why the report outlines that \$198,000.00 of asphalt replacement is required starting in 2003.

The school council would prefer to reduce the size of the total paved area on the school property to further enhance our premier green space.



**Our life sized blue whale adds life and colour to our paved areas**



**Even with the pavement painted the kindergarten classes play in the enclosed wooded area behind**

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**There is only some minor cracking on all paved areas**



**The parking area was repaired last year**



**The entrance drive was also repaired last year**

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The pavements great but look at trees in the playground



Grant's bus-loading zone is second to none



The parking area has a fenced and treed transition zone between the playground and the parking lot



## **6 – Play Structure Review**

The play structures are either new or recently restored.

We Have difficulty understanding why the report outlines \$135,000.00 for play structures, when the school council subsidized and installed the existing play structures at a fraction of this cost. Further subsidies will be available from the school council as the future needs arise.



The play structures were recently upgraded to meet the Board's new safety standards



The structures have a large soft sand area are the perimeter

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**This structure was newly installed 2 years ago**



**This look like an inviting play area to us**



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## **7 – Landscaping Review**

The landscaping review is the most difficult of all recommendations to understand. The report outlines \$120,000.00 for landscape work. We think that in this case the pictures can clearly outline that the Grant School property is a spectacular green space and is most likely the envy of many of the Ottawa Board's Schools. The Grant's school council gardening committee has completed the majority of gardening work over the last 10 years. We are confident that 1/10 of the \$120,000.00 estimate would be more than enough for the new 10 years.



**Grant's gardening committee has completed wonders with very little funding**



**Mature growth trees surround the buildings and grounds**

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These pine trees make a nice boarder to the play area



The gardening committee's gardening centre



Composing is a major part of the gardening program

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**Our children at Grant use the garden to learn about environmental issues**



**Mature growth tree buffer the view of Richmond Road**



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**School driveway or country lane?**



**The entire yard is bordered with greenery**



**A nice view from the front of the school**

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**Schoolyard or camp ground?**

## **8 – Fencing Review**

**We have difficulty understanding why the Board's Reports outlines \$138,000.00 for fencing replacement. The entire site has fencing and the majority of the perimeter fencing is 8'-0" high chain link fence in excellent condition.**



**This fence is in perfect condition**



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## **9 – Exterior Skin**

**We have difficulty understanding why the board has outlined no money for brick maintenance until 2050 and no money at all for exterior painting.**

**Must public institutions can not afford to build facilities to the level of finished used at Grant. Grant School is 80 years old and still looks great.**



**Detail like this is priceless**

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**Outstanding stone work**



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**The Annex (notice the portable)**

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## **10 – Roofing Review**

The Board's Report outlines \$112,000.00 is spend on roof repairs starting in 2008. Maybe some minor maintenance on a yearly bases may prove to be a better way to spend the Board's Maintenance money.



**Roof of the annex**



**Main building – shingled roof with ice fence around the perimeter**

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**Built up roof has only minor blistering**



**Flat roof area of the main building**



**The wood frame structure of the existing building roof which is in excellent condition**

October 18, 2000

## **11 – Terrazzo Flooring in Annex**

The settlement cracking in the terrazzo appears to have been caused by poor under slab compaction. The floor most likely cracked the first two years after construction. No cracking was observed on the walls, ceilings or exterior masonry. No structural concerns are evident.

The repairs to the terrazzo can be completed as inexpensively as minor grinding and the use of leveling compound. The floor can be painted, as it is the majority of the main building. Terrazzo repairs would also be inexpensive; however, matching the terrazzo chips may prove to be difficult.



**Settlement cracking in the terrazzo floor of the annex**

## **12 – Millwork Review**

**The existing painted millwork is in great condition. If work is required, it most likely would include cabinet hardware adjustment or replacement, which could be completed at a fraction of the \$115,000.00, budgeted in the Board's report. The materials and workmanship used to construct the cabinetwork would be difficult to match at this time.**





## **13 – Partitions Review**

The majority of the walls are either terracotta and plaster or cinder block and plaster. There are a few damaged areas however; the plaster and ceramic wall coverings are in excellent condition.



**The 80-year-old ceramic tile is still gleaming**



**The plaster walls and ceilings are in remarkable condition**

## **14 – Mechanical Review**

To construct the mechanical systems for a new school would be far less expensive than the \$24.24 per square foot amount outlined in the Board's report.

The boilers have been re-cored this summer and appear to be in fine condition. The steam and hot water radiation system should last for many years if the water is conditioned properly. All piping and radiators reviewed appear in good condition.



**The existing boilers have just been re-cored**



**The piping and pipe insulation is in good condition**

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Photos of the re-corded boilers



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## **15 – Electrical Review**

To construct the electrical systems for a new school would be far less expensive than the \$15.64 per square foot amount outlined in the Board's report.

The majority of breakers and fuses have recently been replaced. The majority of distribution and switchgear equipment appears to be well maintained and in good condition.



**The panels and boxes have new breakers and fuses**



**The wiring is clean and well maintained – much of which is new armoured cable**

## **16 – Items Omitted from Board's Report**

The following list of items is conspicuous for their absence from the Board's report and further adds doubt to the validity of the report completed.

- No monies outlined for asbestos abatement.
- No note for any exterior painting.
- The rainwater gutters and downspouts require review and repair.
- The rear eastern stair of the main building is badly spalled and poses a safety hazard.
- Some of the face brick on the main building have spalled and should be re-pointed as soon as possible to prevent further damage to the exterior skin.



**Concrete repairs required for the southeast stair**



**The spalled concrete is a safety hazard**

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**The main building gutters require repairs and new down spouts**



**The painting of the main building soffit and fascia is in poor condition**

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The exterior is in need of painting



**Don't Close Grant Alternative School**