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The Official Publication of the Alberta Educational Facilities Administrators' Association

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Message from the AEFAA president **Rob Harrington**



ello everyone. Hopefully by the time you read this, you will have thawed out from the deep

freeze Mother Nature has dished out throughout January and February. I know we've had our share of challenges at our facilities due to the weather this winter, and I'm sure you did as well.

It never ceases to amaze me that we Albertans can push through temperatures of -35 to -40 and colder with the wind chill, and then be cheerful when we hear that tomorrow will only be -23.

Thanks to all those that attended our fall conference last October in Jasper. It's always a pleasure to experience both a beautiful location and terrific venue in the Rockies. This event featured our largest number of members to

date, with 50 people showing up. The interest from our vendors is so great that we had to increase the number of booths to 15. Kudos to Alan Kloepper for another successful event.

SAIT sent Susan Lawson to teach us about contract law, which was extremely informative and likely more information than most of us can handle.

Dale Box and Pat Brideaux from AI delivered an informative session on everyone's favourite topic: IMR funding. Hopefully we didn't scare them off, as most of us would like to hear from them again soon.

In the coming months, I will be representing AEFAA at the CASS and ASBOA meetings and conference. I hope to return with some valuable information to share with the executive and members.

I look forward to seeing everyone at this year's spring conference from May 13 to 16 in Red Deer. I hope everyone is able to attend, as it is sure to be another terrific experience. We will be golfing at the Riverview Golf and Country Club again since last year's event was such a success.

This year's conference theme is "Reaching for the Top", which is why we chose our Andrew Brash to be our keynote speaker. Brash is a climber and teacher from Calgary who has had some amazing and eventful expeditions through his career, some of which he will share with us.

These past eight months as your president has been a great learning experience for me, and I have enjoyed every minute of it. I have had the privilege to work with some of our finest members, and I would like to thank Alan Kloepper and Russ McKay for their guidance, as well as Kevin Gushulak, Wayne Turpin and Tammy Parry for their support. It takes a team to keep AEFAA going, and I have been very fortunate to be part of this group for the past four years. I look forward to my term as past president this coming year. ■

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Joane Cardinal-Schubert High School dazzles with neat features

BY CINDY CHAN

PHOTO CREDIT TO JASON DZIVER.



Many students groan at the idea of getting up for school, but having a brand-new, impressive facility can make the task a little less unbearable.

Joane Cardinal-Schubert High School is a newly built high school in Calgary, Alta. The 15,000-square-metre building is three storeys high. Construction began November 2016 and wrapped up September 2018. The school itself is a steel structural building with a concrete foundation, with composite metal cladding and aluminum cladding and curtain wall as well. Joane



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Cardinal-Schubert High School has a maximum capacity of about 1,800 students.

According to Rob Smith, project manager for WSP, one of the best features of the school is the central open gathering area, with tiered seating that takes up all three levels of the school. Smith says the gathering area looks down towards the gymnasium.

"The gym has a full-height glass wall, so you can see into the gym from the central gathering space," Smith explains.

Sean Bolter, senior project manager at Graham Construction, explains the central gathering area also is equipped with audio-visual and theatre lighting to enable students to perform or carry out presentations in that space.

Chito Pabustan, partner at Gibbs Gage Architects and project architect on the Joane Cardinal-Schubert High School project, says the Calgary Board of Education wanted the school to avoid looking institutional, as well as evolve the delivery of teaching and learning into the 21st century. One of the major themes in many schools now is incorporating health and wellness into infrastructure. One way Pabustan achieved this goal was to bring in as much natural light as possible.

A lot of space on the main floor is dedicated to CTS classes, such as construction, robotics, sports medicine and cosmetology. Pabustan says the second floor is dedicated to the traditional classrooms and science labs, and the third floor is the learning commons and more science labs.

Another exciting feature of Joane Cardinal-Schubert High School is the lockdown feature, according to Bolter. In the event of an emergency, such as an intruder, a student or faculty member could press a panic button and the interior windows in the building would fog up, so the intruder wouldn't be able to see into the classrooms.

On the exterior side of things, Smith says the school's sports field is shared with the YMCA nearby.

"Joane Cardinal-Schubert High School is also in the process of adding a \$750,000 solar program on the roof, which is part of the LEED submission," Smith adds. The high school is currently LEED Silver certified, but they can achieve gold. ■



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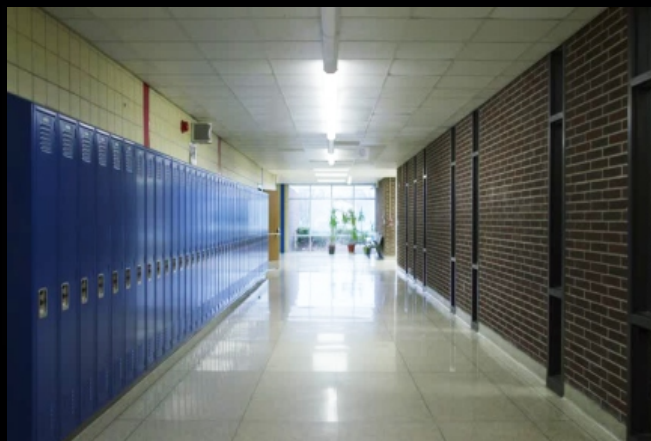
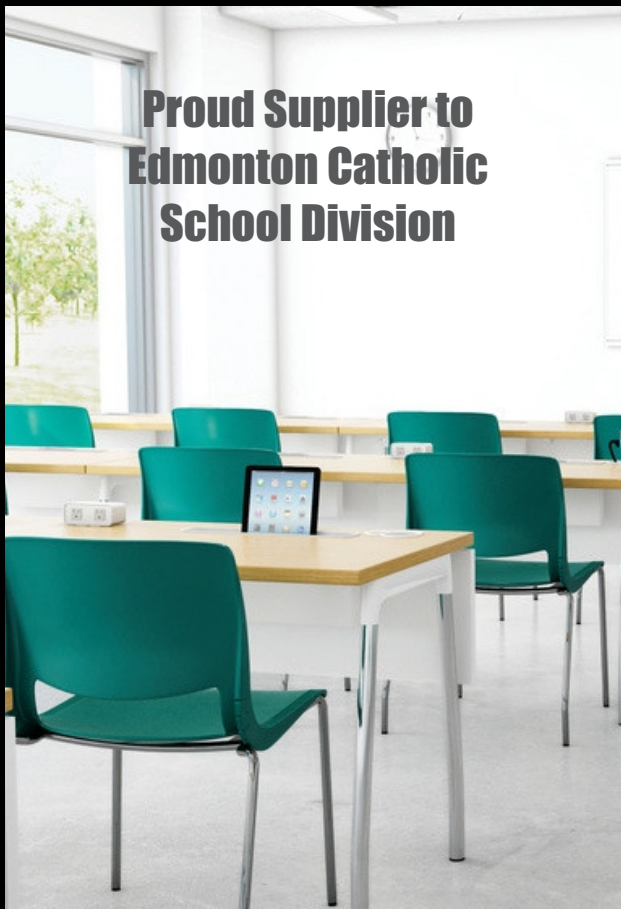
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Culinary arts space.



CTS spaces get some TLC

BY CINDY CHAN

The new career and technology studies spaces at Lord Beaverbrook High School

are providing students with opportunities to learn in state-of-the-art facilities.

According to project manager Rob Smith of WSP, the school, based out of Calgary, Alta., was built in the 1960s, so it was eligible for a modernization. Smith says it was a meaningful project for him as he was once a student at Lord Beaverbrook High School.

"It was neat to go back and work on a project that was close to my heart," Smith says.

Eric Page, project manager for EllisDon Construction Services Inc., says the modernization focused on the CTS (career and technology studies) spaces. EllisDon Construction Services Inc. was the general contractor on the project.

"The career and technology studies spaces in the school were built in the late 1960s to early 1970s," Sameer Deshpande, senior project manager for Riddell Kurczaba, says. Riddell Kurczaba was the prime consultant on the project. "The CTS spaces were therefore dated in technology, functionality and aesthetic. The spatial needs have changed since technology has improved over time."

Deshpande also adds the technical infrastructure, including ventilation, was not as effective and the building code at that point in time was not as stringent as it is today.

Construction involved gutting each of the spaces completely, right down to the slab, according to Smith. Page says there was a full demolition of all mechanical and electrical systems. In most spaces, they demolished down to the floor to accommodate for new plumbing.

"We just finished at the end of January this year. The project was an 18-month duration," Page says.

"Everything was removed in every space, and we rebuilt up," he adds. The spaces that were modernized included the fabrication shop, heavy equipment shop, autobody shop, pre-engineering (robotics) lab, fashion lab, cosmetology lab, culinary arts lab, construction lab and sports medicine lab.

The fabrication shop now features 12 welding booths, which were custom-made at a fabrication shop in Calgary. Smith says the shop has new equipment and air-handling units. The space is also divided into a classroom for theory and lessons and a shop for the hands-on work.

The heavy equipment shop is a new addition, as it has never existed in the building before. It used to be two separate CTS shops before they were amalgamated to become



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the aforementioned shop. Smith says the walls were knocked down between the two rooms to turn it into the larger space. Within the heavy equipment shop are vehicle lifts, engine hoists and other kinds of heavy-duty equipment to support the CBE program.

“There is also a structural-steel mezzanine,” Smith says. “On top of that mezzanine is a big crane to move stuff around for storage.”

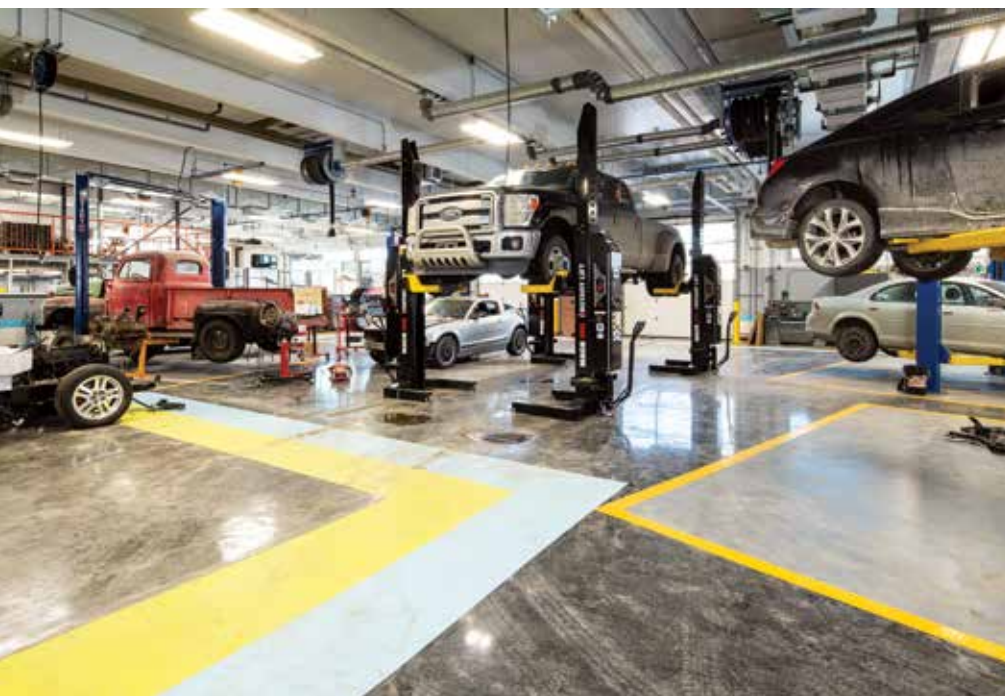
The cosmetology lab is made up of five classrooms whose walls were knocked down to turn into one large room. At the front of the space is a reception desk at which real customers would come in for a haircut, manicure or pedicure. Twenty hairwash stations are sprinkled throughout the salon, which is full of natural lighting.



Page says the cosmetology lab took up a large chunk of work because it was relocated within the building. In addition to the hairwash stations, there was the addition of a massage training facility and pedicure and manicure stations. The cosmetology space also received new electrical, LED lighting, heating and cooling systems.

The culinary arts space has everything a regular commercial kitchen would have, complete with stoves, oven microwaves and an urban cultivator for growing herbs.

“We completely demolished the existing outdated kitchen and expanded upon that with brand-new equipment and HVAC systems,” Page explains.



The robotics lab was one of the last spaces completed. Located on the second level, the lab isn't completely furnished yet, but it will soon house plenty of new equipment, including several 3D printers.

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The sports medicine lab, which was also once two classrooms but is now one large classroom, features eight massage tables. One side of the room is for hands-on practice and the other side is for lectures and note-taking.

The new construction lab, a state-of-the-art millwork shop, included all-new equipment, spray booths, woodworking tools and an outdoor facility where students can work on their projects in a covered environment.

Page says the modernization also included rejuvenating the gymnasium ceiling. The old ceiling was torn down. In its place was a new acoustic-lined ceiling. The band room also received a new acoustic-lined ceiling to separate them from the noise of the CTS spaces.

"We also renovated a business classroom, which was a larger classroom with a partition, so they could have a flexible space in terms of size," Page adds.

Deshpande says from the outside, the CTS spaces looks the way it did in the past. However, inside is a different story.

"It is 100-per cent modernized," he says. "We redid the entire floor with epoxy paint, but we used vibrant green, red and blue so it is lively and interesting for the students."

"People are very happy with the modernization," Deshpande says.

The work was plentiful on the CTS spaces at Lord Beaverbrook High School, but it isn't complete yet. It is also currently in the process of adding a \$750,000 solar program on the roof. ■



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‘First new build in Fort Saskatchewan in 30 years’

BY CINDY CHAN



ort Saskatchewan is steadily growing. In fact, a new school has been

built because of the increasing number of eager, young people in the community.

According to Tammy Parry, facilities services co-ordinator for Elk Island Catholic Schools, there were previously three schools in their jurisdiction. St. André Bessette Catholic High School is the most recent addition, which opened its doors

in July of 2018. The school, which Parry says is the second largest in the division, has a total educational capacity of 842 Grade 9 to 12 students.

Chris Woollard, senior partner with ONPA Architects, says his company got involved in the project in the summer of 2015. Construction began in July of 2016 and ended in May of 2018.

According to Woollard, the school is named after the actual St. André Bessette, whose descendants currently live in the community. They attended the grand opening of the school.

“We were able to find a lot of information about him – and we incorporated some of those details into the school,” Woollard says.

For example, St. André Bessette used to paint the front doors of the churches he worked on red. As a result, the school’s front doors are painted red.

“Being a Catholic school, it was important to display faith-based education,” Woollard continues. “At the front of the school, directly off of the main entrance, is where the chapel space is, so that visitors immediately see



upon entry that it's a Catholic school."

The chapel is connected to the library with a moveable partition so that it can be expanded into a larger space for bigger services. The window is in the shape of a cross, allowing natural light into the chapel, and is lit so that it is visible at night. Adjacent to the back of the school is the Dow Centennial Centre, which acts as a recreational building for the community.

"We've placed a massive cross into the metal cladding to be incorporated into the structure, so that drivers passing by on the nearby highway and users of the Dow Centennial Centre can clearly see that it's a Catholic school," Woollard says.

A collage of images showing various architectural projects. The images are arranged in a geometric, overlapping pattern. The projects include modern buildings with large glass windows, sports facilities like a hockey rink, and outdoor spaces with trees and walkways. The collage is framed by a white border with a geometric pattern.

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The entire school is 8,881 square metres in total over two floors. St. André Bessette Catholic High School also boasts several spaces for specialized programs, such as welding and fabrication, woodworking, cosmetology, robotics, culinary arts, broadcasting and drama.

“The drama room is right next door to the Dow Centennial Centre because it has a community theatre in it,” Woollard says. “The intention was the drama room would be a training space for students, and then they would do their productions in the Dow Centennial Centre and be familiar with the technology.”

Shiraz Jiwani of AMAN Builders Inc., general contractor on the project, says the school is a solidly built institution with



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“The exterior is mainly brick cladding and metal cladding, while the interior is 50 per cent block and 50 per cent drywall and steel studs,” Jiwani explains. “The biggest challenge of the project was dealing with the weather. The site is very muddy and the rain was continuous – and it didn’t stop for us.”

Regardless of the inclement weather, the work on St. André Bessette Catholic High School soldiered on. In fact, the school has LEED Silver certification, with its triple-glazed windows and energy-efficient walls for a higher R-value. The school is meeting the national energy code requirements and the mechanical systems are highly efficient.

“It’s the first new build in Fort Saskatchewan for the EICS in 30 years,” Parry says, adding that the community boasts 40,000 people.

“As an expansion school, it is reacting to the population growth,” Woollard says. “It’s going to benefit the community by providing better educational spaces for students, as well as allowing them to stay in the community. They won’t have to travel to the nearest community, which is Sherwood Park, to gain access to more specialized subjects. The more education options you have, the more likely you’re going to stay in the community.” ■



New beginnings for Tammy Parry



BY CINDY CHAN

As vice-president for the Alberta Educational Facilities Administrators' Association (AEFAA) and facilities services co-ordinator for Elk Island Catholic Schools, Tammy Parry is keeping herself pretty busy.

Parry's foray into educational facilities' services began in 2017 when she was laid off from her job of 20 years in sales and management in the oil and gas industry. It was then she realized now was her time to switch gears – and industries. She saw the ad for the facilities services co-ordinator job in the newspaper.

"My mom used to work for the Elk Island Catholic Schools division," she adds. Elk Island Catholic Schools has 18 facilities that house more than 7,300 kindergarten to Grade 12 students: two in Camrose, four in Fort Saskatchewan, eight in Sherwood Park, two in Strathcona County and two in the Town of Vegreville. For more information, visit eics.ab.ca.

As the facilities services co-ordinator, Parry manages all things cleaning-related in their 18 facilities, including the head office in Sherwood Park, Alta. She looks after the custodians and their needs, the chemicals and products used for cleaning, contracts for snow and waste removal and more.

"I also train the staff and I take care of a lot of the administration in the head office, such as vacation times, rotational cleaning schedules, their regular daily schedules, etc.," she says. "I also manage the courier that goes to the schools."

One challenge Parry faces is that she can't be everywhere at once. She says she drives around a lot, and she has an assistant that helps her out in the evenings, when most custodians do their work.

"I have to rely on the administration of the schools to keep me in the loop and help me out," Parry says.

Outside of work, Parry enjoys outdoor activities such as camping and travelling. ■



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AEFAA Spring Conference & Trade Show

Red Deer, Alberta • May 13 – 16, 2019

Monday, May 13	
9 a.m. – 4 p.m.	Golf – Riverbend Golf Course
9 a.m. – 4 p.m.	Professional development session – SAIT
5 p.m. – 9 p.m.	Registration
Tuesday, May 14	
7:30 a.m. – 9 a.m.	Registration
9 a.m. – 10:15 a.m.	Opening/keynote
10:15 a.m. – 10:30 a.m.	Break
10:30 a.m. – 12 p.m.	New member orientation
10:30 a.m. – 12 p.m.	Lighting – Handing Over Control
12 p.m. – 1:30 p.m.	Lunch with partners
2 p.m. – 7 p.m.	Trade show
7 p.m. – 8 p.m.	Draws
8 p.m. – 12 a.m.	Karaoke
Wednesday, May 15	
7:30 a.m. – 9 a.m.	Breakfast
9 a.m. – 10:15 a.m.	IMR/POM
10:15 a.m. – 10:30 a.m.	Break
10:30 a.m. – 12 p.m.	OH&S fall safety
12 p.m. – 1 p.m.	Lunch
1 p.m. – 2:15 p.m.	Cannabis in the workplace
2:15 p.m. – 2:30 p.m.	Break
2:30 p.m. – 4 p.m.	Preventative maintenance: Best practices
4 p.m. – 6 p.m.	Free time
6 p.m. – 10 p.m.	Banquet and entertainment
Thursday, May 16	
7:30 a.m. – 9 a.m.	Breakfast
9 a.m. – 9:45 a.m.	Zone meetings
9:45 a.m. – 10 a.m.	Break
10 a.m. – 11:30 a.m.	AGM
11:30 a.m. – 12 p.m.	Free time
12 p.m. – 1:30 p.m.	Lunch and closing ceremonies



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As a facility manager of an educational facility, you are probably used to making your annual budget stretch in order to address all the various issues that arise in a given year – some planned for, others not so much. At the same time you may be wondering if that old heating system is going to make it through another winter, or, if not, how big a chunk the repair bill will take out of your budget – never mind the unpredictability of fuel prices.

While uncertainty is never a comfortable feeling, not everything is beyond your control. Replacing your facility's old boiler with a reliable, high-efficiency heating system will give you the peace of mind you deserve, knowing that no one will be left out in the cold, while at the same time saving money on fuel and service costs – money that can be put to better use elsewhere.

Viessmann, as one of the world's leading manufacturers of residential and commercial hot water heating technology, as well as renewable energy systems, has been providing comfortable,

efficient and environmentally responsible heating solutions for over 100 years.

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“Right-sized” software system assists with complex facilities management challenges



chool boards, independent schools, colleges, universities and corporations

are using a robust, easy-to-use software suite that ensures facilities are managed efficiently and capital assets are used effectively.

With continuing growth at St. George's School in Vancouver, the operations team wanted to move away from manual paper-based ways of operating and recognized the need for a system to manage expanding facilities, ongoing retrofits and maintenance challenges. The team identified a wish list – a system that was competitively priced, customizable and “right-sized” for their needs – and reviewed options and recommendations from other schools. The school ultimately chose to implement eBASE as the right system to improve their

workflow and facility management processes.

Software provider eBASE works closely with its clients, employing a user-driven approach to its software to ensure that client solutions constantly evolve to reflect their users' unique needs. The result is a solution that automates the core functions of facilities management into a series of customized modules, which enhance processes to save time and money. From simplifying the complexities of project management to alleviating the frustration of routine tasks like log sheets, room rentals, supply ordering and work order management, customized modules are designed to ensure the best user experience possible.

St. George's started with the eBASE Work Orders module, which allows the maintenance crew and custodians to share work order assignments seamlessly with their mobile phones. The crew

now responds in a timelier manner when staff and faculty identify issues. The operations team has seen many other tangible results and improvements.

“The first benefit we saw was that it made our workload easier,” says the director of operations. “We are also using other modules for decision-making on everything from rental capacity, labour requirements, outsourcing functions and developing costs and budgets. Implementing eBASE has significantly improved our ability to effectively manage our facilities.”

The Toronto District School Board experienced similar benefits with their implementation of the Facility Rentals module to tackle the daily processing of permitting facility rentals.

“We were looking for something that was going to provide real-time information, assist with reporting on usage, was user-friendly and could be integrated into the

existing board network,” says the facility permitting team leader. “The workload has significantly been reduced; filing, printing and shredding have been eliminated, and we love the payment gateway.”

eBASE is also making a difference at Edmonton Public Schools, the largest public school district in Edmonton, with the implementation of the Registrations module. By organizing and managing public English Language Learning programs, it provides and completes registration information, processes fees and manages content, all online. The challenge of tracking family use of programs and spending hours to gather, input and disseminate information have now been replaced with an uptake in program registrations and improvements in overall processes. However, the biggest benefit of partnering with eBASE is its outstanding customer service, according to the program co-ordinator, who says, “The staff was magnificent in helping us to get the program up and running with all of the basics in a matter of days. They were there every step of the way.”

eBASE has assisted a diverse range of facilities management professionals over the past decade to improve workflow and facility management processes. With no additional hardware costs, no initial setup costs, automated updates and scalable usage, the eBASE suite of software meets and exceeds the challenges that arise in the world of facilities management.

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Education is key

to implementing strategic solutions

The simple fact is we don't know what we don't know. A lack of awareness and operational knowledge is affecting our buildings and the degree to which they are operated effectively. Closing this knowledge gap by accessing education through industry associations and educational providers is essential if school boards are to elevate the knowledge base of those managing their buildings. At the crossroads of each hallway, there are strategies

that can be taken to improve and maximize the operations of the buildings we oversee.

As the world around us evolves, we must adapt and implement strategies to combat changes such as those resulting from our climate. Changes in our climate pose one of the most significant risks faced by Canadian communities, particularly in the form of extreme weather such as severe thunderstorms, ice storms, hailstorms, windstorms, blizzards and tornadoes¹.

Canada's national climate change assessment is projecting that, in the coming decades, there will be more frequent and more intense extreme weather events in most parts of Canada. While these events are currently infrequent, they will eventually prove to be significant departures from a given location's normal weather conditions. This can be potentially destructive because they exceed the range of weather intensity a location normally experiences³. How do we combat or mitigate the significant damages our facilities face?

In January 2019, BOMA Canada released its Resilience Brief where it highlighted several adaptation and best practice strategies to help mitigate local flood risks. Some of the strategies included:

- Conduct a local flood risk assessment to determine the minimum capacity of rain to flood entry points. Locate and assess each of the potential flood entry points.
- Assess the perimeter of the building and adjacent city streets to determine if any road construction or temporary metal road plates change storm water drainage.
- Raise waste disposal and recycling above inundation levels.



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- Implement temporary flood barriers/berms that can be quickly assembled to protect buildings from flooding. Take into consideration the location of flood entry points, including exterior vent grates.
- Incorporate landscape features such as berms to provide natural barriers and use native plants to buffer and absorb excess water on site.²

Being aware of agreed-upon best practices and strategies is part of the solution but it is not the end of the process. Adopting a professional development culture where we train and educate our staff is paramount if we are to effectively respond to these ever-evolving changes.

Designed to meet the needs of hands-on technicians and building engineers, BOMI's SMT® program offers instruction in technologies and trends in the facility maintenance field.

Our courses will show how to manage energy-efficient, environmentally sound and cost-effective buildings including specific operating systems. Building operators who graduate from one of our certificate or designation programs are best able to

navigate the ever-changing environment we must manage our buildings within. Also, through these training opportunities — when combined with a keen awareness of the threat of climate change — building operators will be able to apply their knowledge and be more proactive in implementing and developing best practice strategies aimed at prolonging the life cycle of a building.

For more information on how to build your career and maximize the operations of your facilities, contact BOMI Canada at admin@bomicanada.com or www.bomicanada.com.

Footnotes

¹ Henstra, Daniel, and Jason Thistlethwaite. *Climate Change, Floods, and Municipal Risk Sharing in Canada*. Institute on Municipal Finance and Governance, munkschool.utoronto.ca/imfg/uploads/373/1917_imfg_no_30_online_final.pdf.

² www.bomacanada.com

³ (CCME 2003, 137; Francis and Hengeveld 1998, 2) ■



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AEFAA fall workshop recap

BY ALAN KLOEPPER



The Alberta Educational facilities Administrators' Association held its annual fall workshop in Jasper on Oct. 17 to 19.

The workshop started off with the traditional trade show on Wednesday night. There were 16 exhibitors in attendance that offered a wide range of products and services to provide for the ever-evolving industry of facility maintenance. Over 50 delegates enjoyed the opportunity to interact with the exhibitors and take advantage of the chance to network with colleagues while enjoying the food and refreshments.

On Thursday, as part of the continuing professional development commitment to the membership, AEFAA hosted a session on contract law, which was facilitated by SAIT. This session dealt with the legalities surrounding contracts that are issued between service providers and school divisions. As

usual, the members in attendance were incredibly interactive with the presenter and posed a great deal of different scenarios that they have had to deal with. We left with a greater understanding of the complexity surrounding contract law.

The final half-day of the workshop took place on Friday, Oct. 19. After breakfast, the 50 delegates attended a session hosted by Alberta Education on the topic of infrastructure maintenance and renewal (IMR). Pat Brideaux and Dale Box of Alberta Education provided a presentation on IMR funding, which was followed by a question and answer session. The delegates in attendance were very engaged in this topic, as it could result in serious implications regarding PO&M budgets.

AEFAA would like to take this opportunity to thank the presenters of the workshop sessions and all of the delegates who attended this year's workshop. Thank you to our exhibitors for helping make this event a success! ■

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