

## EXECUTIVE OVERVIEW

In November 1999 Alberta Infrastructure engaged Gowling and Gibb Architects to evaluate the conditions of several schools by using the SFEP building conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our use.

The school was constructed in 1980, and portable/relocated structures were added at an undetermined date.

The school was evaluated on April 13, 2000. The evaluation revealed the following:

1. The site size appears to be adequate. Outdoor athletic areas appear adequate although conditions were not reviewed due to snow cover. One timber play structure exists on site and requires replacement. Surface drainage at the building perimeter was not observed due to snow cover and should be further reviewed. Similarly the parking lot should be reviewed to determine surface and drainage conditions.
2. The brick exterior of the 1980 building is in good condition. Original windows consist of aluminum frames, single exterior glazing and single interior glazing in aluminum sash. Water staining between panes is evident and all windows should be replaced. Roofing should be further investigated.
3. Interior floor finishes, except for carpet, are in good condition. Carpet in selected areas should be replaced. Masonry interior walls are in good condition. Some masonry joint cracking was observed and should be further reviewed. Ceilings, with the exception of corridors, are in good condition. Suspended acoustic tile in corridor areas should be replaced. The folding partitions in one classroom and gymnasium are damaged and should be replaced.
4. The building is constructed utilizing non-combustible construction and is not sprinklered. Fire separations zones appear to be present although concealed construction above zone doors was not observed and should be further reviewed to confirm continuity of fire separations. The S.E. exit leads through an enclosed "courtyard". The "plywood courtyard" closure and door are not fitted with exit hardware and the plywood door does not swing in the direction of exit.

Reconstruction to provide proper exiting is required. The single storey building is barrier free accessible except for two portable classrooms.

5. Eight attached/permanent relocatable and two portable units exist on site. Windows in the relocatable and portable units require replacement. Vinyl faced walls in the relocatable units are damaged and should be refinished. Minimal millwork in the relocatables requires replacement. Furnaces in all units are close to their service life and should be replaced. Light fixtures, exit lights, emergency lights and fire alarm components should all be upgraded. Access to exit for the 1965 portable leads through the 1975 unit. Lack of direct exit from this unit should be further reviewed.
6. The original building heating system consists of two hot water boilers with two circulation pumps to circulate heated water to perimeter convectors and heating coils. The heating system is fully functional and in good operating condition. The main air handler consists of a roof mounted cooling unit working in conjunction with indoor return air fan, filtration and spray coil system. The gym area is served by a separate roof top make-up air heating unit. The general ductwork distribution appeared to be satisfactory. Insufficient exhaust in washrooms and upgrade of exhaust system is necessary. Major ductwork cleaning is also required. Replace control system with energy management technology. Install standpipe hose system for fire suppression and add backflow prevention valves. Plumbing fixtures and piping systems are satisfactory.
7. The electrical service is adequately sized. Upgrade exterior light fixtures. Upgrade fire safety systems including fire alarm, emergency and exit lighting. No surge protection on power system. Upgrade panels to meet outlet requirements with additional space for convenience outlets and computer outlets. General lighting levels are reasonable. Replace existing fixtures with T-8 lamps and electronic ballasts. Upgrade gym fixtures to metal halide with new ballasts. Relocate network cabling system to a proper closet designed to BICSI standards. Install missing network cabling to 10 classrooms and 6 relocatables and portables.
8. Supplemental information (i.e. Roofing Report, Authority having jurisdiction Reports) has not been obtained by the district and has been identified as requiring further information.
9. Functional and program issues have not been addressed.

## Summary of Observations and Recommendations

Evaluation rating 3 or less.

The estimated construction costs for the remedial work identified in the attached evaluation forms has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Items not identified in the rate chart have been individually estimated.

1	Site Related Work	\$ 30,000.00
2	Building Exterior	61,000.00
3	Building Interior	105,550.00
4	Mechanical	204,755.00
5	Electrical	216,752.00
6	Portables	199,868.00
Total Estimated Cost*		<u>\$ 817,925.00</u>

\* Items which have been identified as requiring further investigation have not been included in the estimated costs.

## Space Adequacy

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is deficient

Existing Total Area (m <sup>2</sup> )	3,952.8
Projected Required Area (m <sup>2</sup> )	4,254.0
Deficient (m <sup>2</sup> )	(301.2)

### **Further Investigation**

No reports/supplemental information was provided by the District, as they have not been done. The following items require further investigation:

- 1 Roofing Investigation Report
- 2 Authority having jurisdiction Report(s)

During the building review several items were identified as requiring further investigation. Included are the following:

- 1 Review condition of athletic areas and confirm positive drainage at building.
- 2 Review surfacing, drainage and condition of parking lot.
- 3 Review block cracking in 1980 building.
- 4 Review code related items (1980 and portables/relocatables)
- 5 Review for MCC replacement

### **School Data Plan Information**

The plan information for this building is not current. It is recommended that the building plans and corresponding areas be upgraded.