

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 1961, added to in 1968 and portable buildings were added in 1991.

The school was evaluated on March 21, 2000. The evaluation revealed the following:

1. The site size appears to be adequate. Outdoor athletic and playground areas appear acceptable. Two play structures, in good condition, are on site. Site drainage at the east side of the building flows toward the building where ponding occurs. Re-grading at this area is required. A brick knockout panel located in the basement boiler room area exhibits spalling and efflorescence. Potential sub-soil problems may exist and should be further investigated. The gravel-surfaced parking lot (partially snow covered) is adequately sloped for drainage. Catch basins are located at approximately mid slope and do not collect drainage flows. Further investigation to determine if re-grading or catch basin relocation feasibility is required. The sidewalk on the north side of the building has cracked and settled with ponding evident. Sidewalk replacement is required. Two barrier-free access ramps constructed of wood framing exist and should be replaced with concrete ramps.
2. Exterior south facing exit doors are weather checked and should be replaced. Windows in the 1961 building are single glazed wood sash with storm windows in place. Upper portions have been "closed-in" with weather checked plywood panels. Windows in the 1968 building are double glazed aluminum. Glazing beads and seals are deteriorated. All windows should be replaced complete with in-fill framing in the 1961 building. Stucco clad fascia panels at the 1968 building are damaged and should be repaired. A roofing report has not been prepared to identify roofing condition. Roofing should be further investigated.
3. Interior materials, finishes, and fitments appear to be original. Battleship linoleum and carpet, except for the administration area, is in poor condition in the 1961 building and should be

replaced. Flooring in the 1968 building is in fair to good condition. Concrete, block, and gypsum board walls are in good condition throughout. Existing glue-on acoustic ceilings vary from fair to poor condition with patching, damage, staining, and sagging evident. Ceilings should be removed and replaced with suspended acoustic T-bar to accommodate new lighting and ventilation systems. Numerous doors fitted with non-rated grilles or without rating should be replaced. Millwork in the 1961 building is outdated and requires replacement to meet present needs and to accommodate mechanical upgrading. Washrooms are not barrier-free accessible and require modifications to meet code requirements.

4. The buildings are constructed of combustible and non-combustible construction and are not sprinklered. Fire separation zones appear to be present although concealed construction above the corridor doors should be further reviewed to confirm continuity of fire separations. Direction of door swings should be reviewed as dead-end corridor and single exit conditions exist. A potentially hazardous "trap" condition between the 1968 building and portables should be reviewed and rectified as a priority. A hazardous materials audit for the school is available however, extent of materials and costs for removal have not been addressed.
5. The heating system consists of one steam boiler and perimeter baseboard radiation. The boilers are fully functional and in good working condition but has exceeded its service life. Ventilation (no cooling) in 1961 construction consists of individual unit ventilators in the classrooms and gymnasium to bring preheated outdoor air into the space. Existing ventilation system requires replacement due to age and difficulty in obtaining replacement parts. Ventilation (no cooling) in the 1968 addition consists of two multi-zone type air handlers with swamp cooler media to serve all the classrooms. Total of 8 zones per multi-zone unit. Central exhaust system in poor shape. No fire damper in existing ductwork. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing fixtures appear to be satisfactory for now. Replace fixtures and trims.
6. The electrical service appears to be marginally adequate. General lighting levels are below average. Portion of lights are turned off due to energy savings under the energy program. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. Additional exterior lights are also required. Install network cabling to include the missing classrooms. The fire safety systems require minor upgrade to include additional emergency lights and exit lights. No power surge protection in power system.
7. 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.
8. 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	\$ 14,500.00
2	Building Exterior	246,500.00
3	Building Interior	273,600.00
4	Mechanical	691, 896.00
5	Electrical	202, 828.00
6	Portables	12,500
Total Estimated Cost*		\$ 1,441,824.00

* Items that 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 ²)	4, 383.2
Projected Required Area (m ²)	5, 239.0
Deficiency (m ²)	855.8

Further Investigation

The District provided no reports/supplemental information, 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 Brick spalling and efflorescence at basement brick knockout panel.
- 2 Drainage at the parking lot.
- 3 Flame spread rating at corridor(s).
- 4 Confirmation of fire zone separation continuity
- 5 Direction of door swings in corridor.
- 6 Extent of hazardous materials and abatement costs
- 7 "Trap" area between 1968 and portables.
- 8 Review C.I. pipe joints for "wet" condition.
- 9 Outside air for occupant load & air quantities for air distribution.
- 10 Review for M.C.C. 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.