

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 1959, added to in 1963 and renovated/modernized in 1999/2000.

The school was evaluated on April 6, 2000. The evaluation revealed the following:

1. The site size and the athletic field appear to be adequate. The paved playground and area adjacent to the building are in fair to poor condition with drainage sloping toward the building. The paved area should be regraded and resurfaced. A sidewalk curb cut ramp is required at the main entrance to accommodate barrier free access to the building. An existing play structure in good condition exists on site.
2. The stucco exterior of the building, replaced in approx. 1997 is in good condition. Metal parapet flashings require surface preparations and painting. Exterior doors except for the gym area are in poor condition and should be replaced. Original windows, also in poor condition, should be replaced complete with new infill construction.
3. Interior materials are, for the most part, original. The gymnasium flooring assembly may be in a deteriorated condition due to a reported wet crawl space. Remedial work to control sub-surface water conditions in the crawl space was reported to have been performed in 1999. Further review of this work and condition of the floor assembly above crawl space areas should be initiated. The gymnasium floor finish exhibits areas of released adhesive, bubbles, wrinkles and soft areas. Flooring should be replaced following confirmation of floor assembly adequacy. Remaining floor finishes(battleship lino, VAT and carpet) are in fair to poor condition and should be replaced. Wall patching and painting of the school was in process at the time of review. Gypsum board and suspended acoustic ceilings are in good condition however, glue-on ceiling acoustic ceiling tile is damaged, sagging and falling off. Glue-on ceiling should be replaced with suspended ceilings to suit new ventilation and lighting requirements. Most doors are in fair

condition but do not appear to be fire rated. Replacement of non-rated and damaged doors is required. Millwork is a combination of original and new. Original millwork should be removed and new millwork to suit requirements and match existing new should be installed. Washrooms, except for metal toilet compartments are in acceptable condition but are not barrier free accessible. Washrooms should be renovated as required to provide barrier free access.

4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. A two stop elevator complete with hoistway is required to provide barrier free access to the two storey portion of the building. A hazardous materials audit for the school is available however, extent of materials and abatement costs have not been addressed.
5. Two portable structures exist on site. Exterior finishes consist of metal siding above wood lap siding. Lap siding requires painting. Exterior windows and doors are original, in poor condition, and should be replaced. Battleship linoleum floor finishes are in poor condition. Both flooring and ceilings should be replaced. A roofing report for the units has not been prepared and further review should be initiated to determine condition.
6. The heating system consists of one steam boiler and univents. The univents are the sole heat source in most classrooms. Perimeter convectors are installed in some areas. The boiler system is fully functional and in good working condition. Equipment exceed service life and require replacement. Ventilation system consists of individual univents. Additional swamp coolers are installed to the upper floor classrooms. Central exhaust fans are located on the roof. Existing ventilation system required total replacement. No fire dampers in existing ductwork. Existing pneumatic controls shall be upgraded with new energy management technology. Replace plumbing piping. Replace water closets and urinals. Upgrade water service and install standpipe for fire protection.
7. The electrical service appears to be adequate. Main service equipment is only 8 years old but power panels are full and require upgrading to meet future demands. Upgrade exterior light fixtures. Minor upgrade of fire alarm systems are required to include heat detectors in storage below gym stage. General lighting levels below average and old units shall be replaced with T-8 lamps and electronic ballasts. No power surge protection on power system.
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	\$ 18,000.00
2	Building Exterior	186,500.00
3	Building Interior	335,150.00
4	Mechanical	401,288.00
5	Electrical	105,700.00
6	Portables	44,000.00
Total Estimated Cost*		<hr/> \$ 1,090,638.00

* 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 ²)	1, 968.9
Projected Required Area (m ²)	2, 012.0
Deficient (m ²)	(18.1)

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 re: crawl space sub-soil water problem.
- 2 Review of sidewalk seasonal heaving.
- 3 Review of gym floor assembly deterioration.
- 4 Extent of hazardous materials and abatement costs.
- 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.