

## 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 1956 and minimally modernized at an undetermined date.

The school was evaluated on April 4, 2000. The evaluation revealed the following:

1. The site size and the athletic field appear to be adequate. The paved playground area is deteriorated and should be resurfaced. Two timber play structures require replacement. Portions of the concrete sidewalk, some of which drain toward the building, should be replaced. Two existing wood frame barrier-free access ramps should be replaced with concrete ramps complete with guardrails.
2. The stucco over wood lap siding is in fair and good condition. Parapet flashings require surface preparation and painting. Original panel exterior doors fitted with plywood on the exterior side are weather checked, damaged and should be replaced. Windows are original wood frame with single glazing in wood sash with storms. All are in poor condition and should be replaced complete with infill construction. 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 although some minor modernization has been preformed. Battleship linoleum exhibits wear, peaking at the joints and should be replaced. VAT and carpet areas are in fair to good condition. Concrete, block and gypsum board walls are in good condition requiring only minor repairs and painting. Existing glue-on acoustic ceilings vary in condition and should be replaced with suspended acoustic ceilings to suit new lighting and ventilation systems. Numerous doors are damaged and / or non-rated and should be replaced. Millwork in the classrooms is original and outdated. New millwork, with the exception of the computer workstations, is required to meet functional and

mechanical needs. Washrooms are in fair to good condition but are not barrier-free accessible. Renovations to meet barrier-free requirements are required.

4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. Fire separation zones appear to be present although concealed construction above zone doors should be further reviewed to confirm fire separation continuity. A dead end corridor exists in one wing and the position and direction of the door swings at the zone separation create a second dead end corridor. Both conditions should be further reviewed. Acoustics in the gymnasium are poor and should be upgraded. A hazardous materials audit for the school is available, however extent of materials and costs of removal or abatement have not been addressed.
5. The heating system consists of one steam boiler and perimeter convectors. The boiler is fully functional and in good working condition. The equipment will exceed its service life and require replacement. Ventilation (no cooling) system consists of individual unit ventilators throughout the building. Central exhaust fan located in basement. Existing ventilation system requires total replacement. No fire damper in existing ductwork. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing fixtures appeared to be satisfactory. Replace portion of galvanized water piping. Install additional standpipe and hose to provide proper coverage. No insulation on domestic water piping.
6. The electrical service appears to be adequate. Equipment are old and obsolete and require upgrading. Upgrade exterior light fixtures. Upgrade power panels to meet future demands. The existing fire safety systems are out-of-date and require complete upgrading (fire alarm, emergency, and exit lighting systems). General lighting levels are below average. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. 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	\$ 80,000.00
2	Building Exterior	274,650.00
3	Building Interior	229,125.00
4	Mechanical	350,385.00
5	Electrical	156,608.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		\$ 1,090,768.00

\* 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 in a surplus

Existing Total Area (m <sup>2</sup> )	2,131.8
Projected Required Area (m <sup>2</sup> )	2,012.0
Surplus (m <sup>2</sup> )	119.8

### **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 code related items.
- 2 Review for MCC replacement.
- 3 Review location and size of telecommunication closet re: fixture growth requirements.

### **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.