

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 1964, and added to in 1967.

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

1. The site size appears adequate. Outdoor athletic and playground areas appear adequate although conditions were not reviewed due to snow cover. One acceptable play structure exists on site. 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 masonry and stone exterior of the building is in good condition. Exterior doors and all windows require replacement. Roofing reports should be prepared to identify roofing condition.
3. Flooring, with the exception of VAT within classrooms, is worn and should be replaced. Hardwood gymnasium and stage flooring requires refinishing. Block and gypsum board walls are in good condition. Stained and damaged ceiling tile requires selective replacement. All interior doors exhibit peeling paint, damage or are not rated and should be replaced. Original millwork is in fair serviceable condition except for classroom sink units which require replacement. New computer workstations are required in the computer area within the library. Washrooms are not barrier free accessible and should be renovated to meet code and barrier requirements.

4. The building is constructed of combustible and non-combustible construction and is not sprinklered. Fire zones appear to be present although concealed construction above zone doors should be further reviewed to confirm continuity of the fire separations. The swing of one set of zone separation doors should be reversed to correct an existing dead end corridor condition. A hazardous materials audit is available however; extents of materials and abatement costs have not been addressed.
5. The heating system consists of one hot water boiler with six pumps to circulate heating water to perimeter converters and heating coils in the air handling units. Two of the pumps are used as standby. The heating system is fully functional and in reasonable working condition. Heating equipment exceeds end of service life. The main air handling system located in the mechanical room consists of two swamp coolers, supply air fan, mixing section heating coil and filter section to serve the classrooms and offices. The gym area is served by a separate air-handling unit. Ventilation equipment exceeds end of service life. The general distribution appeared to be satisfactory except for the library area where the supply and return air grilles are right next to each other. Exhaust required for the residential range. Replace control system with energy management technology. Replace plumbing fixtures and trims. No insulation on domestic water piping.
6. The electrical service is adequately sized. Equipment is old and obsolete and requires 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 reasonable in some areas and below average in other areas. New light fixtures are required to replace old units with T-8 lamps and electronic ballast's. No power surge protection on 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	\$ 0.00
2	Building Exterior	356,600.00
3	Building Interior	289,075.00
4	Mechanical	542,420.00
5	Electrical	267,660.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		\$ 1,455,755.00

* 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)	3, 441.5
Projected Required Area (m ²)	3, 712.0
Deficient (m ²)	(270.5)

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 and playground areas.
- 2 Review drainage at perimeter of building.
- 3 Review surface and condition of parking area.
- 4 Confirmation of fire zone continuity above ceilings.
- 5 Review extent of hazardous materials and abatement costs.
- 6 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.