

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 1952, added to in 1954 and minimally modernized at an undetermined date.

The school was evaluated on March 09, 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. The compound between the school wings is in poor condition with heaved, cracked and asphalt patched areas. The compound surfaces should be removed and replaced with new construction. A timber play structure exists on site and appears to be in good condition. A possible ground water or drainage problem exists on the north side of the building, as efflorescence is evident on the inside face of the basement boiler room wall. Further investigation should be initiated to identify the problem. The parking lot, reported to be gravel surfaced was not viewed due to snow cover and should be further reviewed.
2. Exterior doors are original panel type doors with plywood added to the exterior faces and should be replaced. Windows are single glazed wood sashes with storm windows in place. Upper portions have been "closed in" with weather checked plywood panels. All windows should be replaced with infill framing and aluminum windows. The existing stucco exterior exhibits extensive "spider cracks", holes in limited locations and peeling paint. Further investigation of the stucco should be under taken to determine if the stucco can be repaired or if replacement is required. A roofing report has not been prepared to identify roofing condition. Roofing should be further investigated.

3. Interior materials, finishes and fitments, except for the administration area, appear to be original. Battleship linoleum and 12" x 12" VAT flooring is in poor to fair condition with some patching evident and should be replaced. Block and plaster walls are generally in good condition requiring minor patching and painting. Existing 12" x 12" glue-on acoustic tile should be removed and replaced with suspended acoustic T-Bar to accommodate new lighting and ventilation systems. Original millwork is outdated and worn and should be replaced. Doors to classrooms and other areas do not appear to be rated and should be replaced. Skylights located in various locations should be reviewed in conjunction review of the roof.
4. The building is constructed of combustible and non-combustible construction and is not sprinklered. Fire separation zones appear to be present although concealed construction above non-rated corridor doors should be further reviewed to confirm continuity of fire separations. Doors at zone separations should be replaced with rated doors. Classroom doors are not recessed, and when open, restrict access to exit. Modifications to recess doors should be performed. The single storey school is barrier free accessible via a ramp at the SE exit/entry. 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 convectors. The boiler is fully functional and is in good working condition. Replace boiler system as it exceeds service life. Ventilation (no cooling) system consists of individual unit ventilators in each classroom to bring preheated outdoor air into the work. Existing ventilation system required replacement due to age and difficulty in obtaining replacement parts. Central exhaust system to exhaust air from the building. No fire damper in existing ductwork system. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing systems appeared to be satisfactory, replace fixtures and trims. Existing galvanized water piping had been replaced with copper with the exception of the portions embedded in the slab or structure. No insulation on domestic hot and cold water pipes.
6. The electrical service appears to be adequate. General lighting levels are adequate. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. Provision of computer network to classrooms is required. The existing fire safety system is totally out-of-date and requires complete upgrading (fire alarm, emergency and exit lighting systems). No power surge protection system 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	\$ 51,000.00
2	Building Exterior	269,500.00
3	Building Interior	413,450.00
4	Mechanical	436,189.00
5	Electrical	164,768.00
6	Portables (not applicable)	0
Total Estimated Cost*		\$ 1,334,907.00

* 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)	2,736.7
Projected Required Area (m ²)	2,956.0
Deficient (m ²)	(219.3)

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 of possible ground water problem.
- 2 Review surface and condition of on-site roads, parking lot(s) and sidewalks.
- 3 Review drainage at perimeter of building.
- 4 Review stucco re: possible remedial work.
- 5 Review skylights.
- 6 Confirmation of fire zone rating continuity above ceilings.
- 7 Review extent of hazardous materials and abatement costs.
- 8 Review site drainage systems.
- 9 Review re: site irrigation.
- 10 Review joint rusting at library storm stack.
- 11 Review outside air for occupant load and air distribution.
- 12 Review MCC replacement.

School Data Plan Information

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