

EXECUTIVE OVERVIEW

In November 1999 Alberta Infrastructure engaged Gowling and Gibb Architects to evaluate the conditions of several schools by using the SFEP buildings 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 March 14, 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” on the south side of the school is utilized as a parking lot and was reported to be in poor condition. Similarly the parking area on the north side of the building and the connecting roadway was reported to be poor condition. The areas were not viewed to confirm extent and condition due to snow cover and should be further reviewed. An unused tire and timber structure (in poor condition) exists on the south east corner of the site and should be removed. Minor water seepage into the basement boiler room was reported. Flow is handled by a sump pump. This condition was not observed at the time of review although minor efflorescence is evident at cracks in the tunnel concrete floor slab.
2. Exterior doors are original panel type with plywood added to the exterior faces and should be replaced. Windows are single glazed wood sash 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” and peeling paint. Wood lap siding located below the stucco exhibits weather checking, possible decay and peeling paint. Further investigation of the stucco and siding 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. The single storey school is not barrier free accessible. 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 a low pressure boiler and perimeter convectors. The boiler is fully functional and is in good working condition. System exceeds its service life. Ventilation (no cooling) system consists of individual unit ventilators in each classroom to bring preheated outdoor air into the rooms. Existing ventilation system requires major overhaul or complete replacement due to age and difficulty in obtaining replacement parts. Central exhaust system to exhaust air from the building. Poor ventilation in boy's and girl's washrooms. No fire damper in existing ductwork system. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing system appeared to be satisfactory. Some plumbing fixtures require replacement. No insulation on domestic hot and cold water pipes.
6. The electrical service is inadequate and requires upgrading. General lighting levels are adequate. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. The existing fire safety system was upgraded in the 1980's and will require additional devices, strobe lights, emergency and exit lights. Power panels require upgrading. 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	\$ 5,000.00
2	Building Exterior	215,000.00
3	Building Interior	273,850.00
4	Mechanical	312,913.00
5	Electrical	168,872.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		<u>\$ 976,635.00</u>

* 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)	2,159.3
Projected Required Area (m ²)	2,350.0
Deficient (m ²)	(190.7)

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 Surface drainage away from the building
- 2 Surface and condition of on-site roadways, parking lot(s) and sidewalks
- 3 Exterior wall condition Re: Stucco
- 4 Floor settlement in gymnasium
- 5 Extent of hazardous materials and abatement costs
- 6 Equipment capacity Re: Outside air
- 7 Air distribution equipment capacity
- 8 Exhaust system capacity
- 9 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.