

## 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 1971, and minimally modernized at an undetermined date.

The school was evaluated on March 16, 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 playground area was also snow covered and conditions were not reviewed. One new and one timber play structure exist on site. The timber structure should be reviewed regarding replacement. The site is minimally fenced. The access road and parking lot could not be reviewed due to snow cover. All exterior site conditions should be further investigated.
2. All exterior doors are, to some degree, damaged or weather checked and should be replaced. Windows are single glazed in aluminum frames with “snap-in” interior aluminum glazing. Venetian blinds are positioned between the glass panes. Costs for window replacement are included in the estimated cost.
3. Interior materials with the exception of carpet areas, are generally in good condition. Carpet areas are worn with open seams, stretching and zippering and should be replaced. Acoustic ceiling tile within the acceptable suspended grid is damaged and/or stained and should be replaced. Minimal millwork, in poor condition, exists at the school and should be replaced. Provision of new millwork in the computer lab area is required. Several doors are damaged and should be replaced. Numerous doors are fitted with non-fire rated grilles. Doors requiring fire rating should be replaced to maintain fire separation requirements.
4. The building is constructed using combustible and non-combustible construction and is not sprinklered. Present code requires the building to be sprinklered and this provision has been included in the estimated costs. Fire separation zones appear to be present although

concealed construction above zone doors was not observed and should be further reviewed to conform continuity of fire separations. A pair of doors has been added in the corridor creating a dead end condition and due to direction of door swing creates a single exit condition. The added doors should be removed to provide two means of egress from the corridor. An excessive amount of paper has been attached to partitions creating a possible hazardous condition with regard to flame spread ratings. This condition should be further reviewed. The school is barrier free accessible at the main entry. An internal stair lift should be added to provide accessibility for the stage and music areas. A hazardous materials audit for the school is available, however, extent of materials and costs for abatement have not been addressed.

5. The heating system consists of two steam boilers and perimeter baseboard radiation. The boilers are fully functional and in good working condition; however, the system is approaching the end of its service life. Ventilation (no cooling) system consists of two systems. Main system is located in fan room, consists of an inline R/A fan and a packaged air-handling unit. The air handler consists of a centrifugal supply air fan, filter section, mixing section and a humidification section. Second ventilation system is a self-contained package unit to serve the gym. The unit consists of supply air fan, fresh air intake, filter and heating coil. The system is approaching the end of its service life. Central exhaust system to exhaust air from the building. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing system, in general, appears to be satisfactory.
6. The electrical service appears to be adequate. General lighting levels are below average except for the office area. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. The existing fire safety system including fire alarm, emergency and exit lighting systems all required upgrading. No power surge protection 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	\$	200.00
2	Building Exterior		214, 500.00
3	Building Interior		157, 000.00
4	Mechanical		468, 000.00
5	Electrical		183, 060.00
6	Portables (not applicable)		0.00
Total Estimated Cost*		\$	1,022,760.00

\* 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 <sup>2</sup> )	3, 524.0
Projected Required Area (m <sup>2</sup> )	3, 913.0
Deficient (m <sup>2</sup> )	(389.0)

### **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 at the building
- 2 Condition of athletic and play areas
- 3 Condition of access road, parking lot and sidewalk areas.
- 4 Confirmation of fire zone separation continuity
- 5 Review of flame spread ratings re: excessive paper on walls
- 6 Extent of hazardous materials and abatement costs
- 7 Outside air for occupant load & air quantities for air distribution
- 8 Exhaust air capacity
- 9 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.