

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 1980 and portable structures were added at an undetermined date.

The school was evaluated on April 11, 2000. The evaluation revealed the following:

1. The site size, athletic field and playground areas appear adequate. The paved playground area is cracked; patched and should be overlay paved. The existing timber playstructure requires replacement. Bike stands are not present on site and should be provided. The paved parking lot exhibits alligator cracking and patching. The lot should be overlay paved maintaining existing drainage patterns.
2. The brick exterior of the building is in good condition. The original aluminum windows should be replaced. A roofing report has not been prepared and roofing should be further investigated.
3. Interior materials, finishes and fitments appear to be original and except for flooring, are in good condition. Carpet is worn, with open seams and should be replaced. Gym hardwood flooring should be refinished and the sheet vinyl corlon flooring in the Art room should be replaced. Interior doors with the exception of four damaged doors are in acceptable condition.
4. The building (1980) is constructed utilizing 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 continuity of the fire separations. The single storey school is barrier free accessible via an at grade entry sidewalk and barrier free washrooms are provided.

5. Eight permanently attached portable classrooms and one attached relocatable classroom unit exist on site. The metal clad exteriors of the units are acceptable except for windows, which should be replaced. Carpet flooring in all units is worn with open seams and should be replaced. Vinyl clad corridor walls and one classroom wall exhibit vinyl peeling at the seams. Existing vinyl in the damaged areas should be removed and replaced to match existing. Furnaces in all classrooms are at the end of their service life and should be replaced. Lighting fixtures should be upgraded with T-8 and electronic ballasts. Computer network cabling should also be added to the classrooms.
6. The original building heating system consists of two hot water boilers with three circulation pumps. One pump to circulate water to boilers and two pumps to circulate heating water to perimeter convectors and heating coils. The heating system is fully functional and in good operating condition. An air handler located in the boiler room serves the entire building except for the gym and the relocatable classrooms. The unit consists of return air fan, supply air fan, mixing section, DX coils and heating coil and filter section. Three outdoor air handlers on the roof to serve the gym and stage classroom. The general distribution and exhaust systems appeared to be satisfactory. Replace roof top condenser as the unit approaches the end of its service life. Replace control system with energy management technology. Install stand pipe hose system for fire suppression. Add backflow prevention valves to water and fire suppression systems. Plumbing fixtures and piping system are satisfactory.
7. The overall electrical service is adequately sized. Panel and distribution systems are satisfactory. Upgrade exterior light fixtures. Upgrade fire safety system including fire alarm, emergency and exit lighting. No surge protection on power system. General lighting levels are reasonable. Replace existing fixtures with T-8 lamps and electronic ballasts. Upgrade gym fixtures to metal halide with new ballasts. Install missing network cabling to four classrooms.
8. 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.
9. 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	\$ 63,900.00
2	Building Exterior	68,650.00
3	Building Interior	47,650.00
4	Mechanical	286,114.00
5	Electrical	189,652.00
6	Portables	152,500.00
Total Estimated Cost*		<u>\$ 808,466.00</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)	3, 904.4
Projected Required Area (m ²)	4, 063.0
Deficient (m ²)	158.6

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(s)
- 2 Authority having jurisdiction Report(s)

During the building review several items were identified as requiring further investigation. Included are the following:

- 1 Confirmation of fire zone rating continuity above ceilings.
- 2 Review extent of hazardous materials and abatement costs
- 3 Review for MCC replacement.
- 4 Review of portable structure foundations.

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.