

## 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 1983 and eight permanently attached portables were added at an undetermined date.

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

1. The site size, athletic and playground areas appear to be adequate and are in acceptable condition. The asphalt-paved parking lot is in fair condition with catch basin drainage. The pavement is cracked and should be overlay paved with existing drainage patterns maintained.
2. The brick and prefinished metal siding exterior is in good condition. Prefinished metal spandrel panels at the lower portion of windows are oxidized and should be replaced along with window replacement. Exterior hollow metal doors are in good condition but require painting. A roofing report has not been prepared to identify roof conditions. Roofing should be further investigated.
3. Interior materials, finishes and fitments are generally in good condition. Selective carpet, vinyl faced wall repair and suspended ceiling tile replacement is required. Internal doors exhibit minor damage and all but eight are acceptable. Millwork in the Home Ec. Room is worn and should be replaced. New computer workstations in the library are required. Lockers are in good condition except for "basket" lockers and stacked half lockers (in the gym locker rooms) which are damaged and not secure. All "basket" and stacked lockers should be replaced.
4. The building 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 reviewed to confirm continuity of the fire separations. The two story school is barrier free accessible with at grade entry, elevator and barrier free washrooms provided.

5. Eight permanently attached portable classrooms exist on site. The metal clad exterior finish is in good condition however; existing aluminum windows should be replaced. Carpet floor is worn, wrinkled with open seams and should be replaced. Vinyl clad walls and ceilings are in acceptable condition. The main building mechanical system services the portable units. Negative pressure in the upper rooms and severe positive pressure in the lower rooms creates air turbulence in the classrooms. This condition should be further investigated.
6. The original building heating system consists of two hot water boilers with six circulation pumps, two primary pumps, two circulating pumps and two convector pumps. Heating in classrooms consists of mainly perimeter radiation with some radiant panels at the ceiling. The heating system is fully functional and in good operating condition. Main air handler is a V.A.V. unit, consists of supply fan, return fan, mixing box filter, heating coil and chilled water coil. A separate air handler with cooling installed to serve the I.A. area. The gym is handled by a heat/vent only air-handling unit. The general distribution system appears to be satisfactory. Lack of exhaust in storage rooms and janitor rooms. Replace control system with energy management technology. Chips are found in most washroom sinks and replacement will be required.
7. The overall electric service is adequately sized. Upgrade exterior light fixtures. Upgrade fire safety system including fire alarm, emergency and exit lighting. No surge protection on power system. Upgrade power panels to meet additional computer and convenience outlet requirements. General lighting levels are below average. Replace existing fixtures with T-8 lamps and electronic ballasts. Install missing network calling to 13 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	\$ 35,000.00
2	Building Exterior	263,550.00
3	Building Interior	105,850.00
4	Mechanical	261,850.00
5	Electrical	367,300.00
6	Portables	75,650.00
Total Estimated Cost*		<hr/> \$ 1,106,200.00

\* 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 surplus.

Existing Total Area (m <sup>2</sup> )	6, 785.1
Projected Required Area (m <sup>2</sup> )	6, 716.0
Surplus (m <sup>2</sup> )	69.1

### **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 Confirmation of fire zone separation continuity.
- 2 Extent of hazardous materials and abatement costs.
- 3 Review cause of flooding (1999) in Gym, Hallway and Art Room.
- 4 MCC replacement.
- 5 Review condition of Portable foundations.
- 6 Review negative and positive pressures in portables.

### **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.