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 1913 and minimally modernized at an undetermined date.

The school was evaluated on April 5, 2000. The evaluation revealed the following:

1. Two schools exist on this site. (ie Balmoral Bungalow Elementary leased to the Weber Academy and Balmoral Junior High). Refer to a separate report for the Junior High School.
2. Refer to the Junior High School report for overall site conditions. The site immediately around this school is "fenced off" and appears adequate for the present use. The paved entry sidewalk and concrete entry steps are in poor condition requiring replacement. Paving at the perimeter of the building is depressed adjacent to the building and is cracked; patched and in generally poor condition. Existing paving should be removed, the area regraded and new paving installed. Similarly the concrete/paved playground area should be repaired/replaced.
3. The stucco exterior of the building has been painted and is in fair condition with exception of the north façade which exhibits peeling paint at crack locations. Stucco remedial work should be further reviewed in conjunction with consideration for interior plaster removal and provision of exterior wall insulation and vapor barrier. Original exterior doors, plywood clad on the exterior face, are in poor condition and should be replaced. Original wood frame, single glazed in wood sash are deteriorated and should be replaced. A roofing report has not been prepared to identify roof conditions. Roofing should be further investigated.

4. Interior materials, finishes and fitments appear, for the most part to be original. Battleship lino and VAT flooring is in poor condition and should be replaced throughout. Plaster walls and ceilings exhibit varying degrees of cracking throughout the building and should be repaired. All surfaces, following repair should be painted. Suspended acoustic ceilings which have been added are stained and damaged and should be replaced. Minimal original millwork is outdated and worn and should be replaced. Similarly blackboards and tack boards should also be replaced. Wall spalling was observed in lower floor furnace room areas and should be further reviewed.
5. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. Numerous code issues are evident and should be further investigated. The building is not barrier free accessible and due to the present floor plan, provision may not be practical. Further study is required to determine feasibility, scope and cost. Similarly washrooms are not accessible and feasibility, scope and cost should be further reviewed. A hazardous materials audit was not available on site and further investigation, or confirmation of availability is required.
6. The heating system consists of seven residential furnaces. Two furnaces handle the basement area. Four furnaces handle the main floor classrooms. One furnace located in the stairwell to serve the attic area. The mechanical systems are old design and do not meet fire safety or current building code requirements. No mechanical exhaust in the washrooms. Existing systems require total replacement and new design. Plumbing fixtures appeared to be satisfactory. Replace old incoming water service in pit. Replace old cast iron drainage piping. Replace domestic hot water heater. Install control system with energy management technology.
7. The electrical service and equipment are old, undersized and obsolete. Replacement required. Upgrade exterior light fixtures. Upgrade power panels to meet computer network, convenience outlets and future demands. The existing fire safety system are out of date and requires complete upgrading (fire alarm, emergency and exit lighting systems). General lighting levels are reasonable in the classrooms. New light fixtures are required to replace old units with T-8 lamps and electronic ballasts. No power surge protection in power system. No computer network system.
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	$ 12,300.00
2	Building Exterior	79,950.00
3	Building Interior	152,052.00
4	Mechanical	114,691.00
5	Electrical	74,388.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		$ 433,381.00

* 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)	803.9
Projected Required Area (m^2)	1546.0
Deficient (m^2)	742.1

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)
3 Hazardous materials audit

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

1 Review basement wall spalling.
2 Review lack of exterior wall etc. insulation and vapor barrier re: stucco cracking and peeling paint.
3 Review code related items.
4 Review re: barrier free access – study required.

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 be upgraded.