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 1959, added to in 1966 and minimally modernized in 1984.

The school was evaluated on March 30, 2000. The evaluation revealed the following:

1. The site size and athletic areas appear adequate. The concrete surfaced playground areas exhibit cracked and heaved areas and should be selectively replaced. One timber play structure, which should be replaced, exists on site. Grades at the building appear to be acceptable. The gravelled surfaced parking lot is poorly sloped with pot holes evident. The lot should be regraded to provide positive surface drainage. An exterior ramp is required at the main entry to facilitate barrier free access to the school.
2. Exterior doors, in some cases overlaid with plywood, are weather checked, damaged and should be replaced. Original wood framed windows fitted with single glazing wood sash and storms are deteriorated and should be replaced, complete with infill construction. Wood lap siding below stucco wall finishes is in fair to good condition and should be painted. Metal flashings exhibit peeling paint. Surfaces should be prepared and painted. A roofing report has not been prepared to identify roofing condition. Roofing should be further reviewed.
3. Interior materials, finishes and fitments appear to be original. Flooring, except for limited areas, is in fair to poor condition and should be replaced. Wall finishes require minor patching and painting throughout. Glue-on acoustic ceiling tile is in fair condition with some mismatch patching, staining and sagging evident. All areas should be replaced with a suspended acoustic tile ceiling to suit new lighting. Damaged and non-rated doors should be replaced. Millwork is outdated, in poor condition and should be replaced to suit mechanical requirements. Blackboards and tackboards are original with retro-fitted surfaces and should be replaced.

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 zone doors should be further reviewed to confirm continuity of the fire separations. Zone doors require replacement to accommodate required ratings, auto release hold opens, etc. One set of zone doors, due to location and direction of door swings, creates a dead end corridor. The single storey school is not barrier free accessible. The addition of stair lifts and provision of barrier free washrooms is required.
5. The heating system consists of one steam boiler and perimeter convectors. The boiler is fully functional and in good working condition, system exceeds service life and required replacement. Ventilation (no cooling) system consists of individual unit ventilators throughout the building. Existing ventilation system required replacement. Central exhaust system to exhaust air from the building. No fire damper in existing ductwork system. Existing pneumatic controls should be upgraded with new energy management technology. Plumbing fixtures appear to be satisfactory. Upgrade plumbing drainage pipes. Replace galvanized fire water piping. Install additional stand pipe and hose to provide proper coverage. No insulation on domestic water piping. Provide additional standpipe of proper coverage.
6. The electrical service appears to be adequate. Equipment are old and obsolete and require upgrading. Upgrade exterior building light fixtures. Upgrade power panels, wiring and devices to accommodate demands for computer and convenience outlets. The existing fire safety system is out-of-date and required complete upgrading (fire alarm, emergency and exit lighting systems). General lighting levels are below average. New light fixtures are required to replace old units with T-8 lamps and electronic ballasts. Computer networked required in all classroom. No power surge protection in power systems.
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	$ 58, 500.00
2	Building Exterior	427, 500.00
3	Building Interior	491, 980.00
4	Mechanical	665, 855.00
5	Electrical	265, 300.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		$ 1, 909,135.00

* 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)	3, 432.5
Projected Required Area (m^2)	3, 712.0
Deficient (m^2)	279.5

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 Parking against the building at outside air intakes.
2 Code related items.
3 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.