

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 13, 2000. The evaluation revealed the following:

1. The site size appears adequate. Outdoor athletic and playground areas appear adequate although conditions were not reviewed due to snow cover. One timber play structure exists on site and requires replacement. Surface drainage at the building perimeter was not observed due to snow cover and should be further reviewed. Similarly the parking lot should be reviewed to determine surface and drainage conditions. Barrier free access is provided from the parking lot. A new ramp at the main entry sidewalk/stair will provide barrier free access from the street.
2. The brick exterior of the building is in good condition. Original windows consist of aluminum frames, single exterior glazing and single interior glazing in aluminum sash. Water staining between panes is evident and all windows should be replaced. Roofing reports have not been prepared. Roofing should be further investigated.
3. Interior floor finishes, except for carpet, are in good condition. Carpet throughout the building should be replaced. A slab on grade floor heave is evident in the south boy's washroom and should be further reviewed. Wall finishes are in good condition. Vinyl cladding on the Art folding wall is damaged and should be repaired/replaced. Folding partitions in two Classrooms and the gymnasium are damaged and should be replaced. Ceilings are generally acceptable except for approximately 400 m² of damaged suspended acoustic tile. Damaged tile replacement to match existing is required. New computer work stations in two classrooms and the Library is required. Replacement of damaged sink units in two locations is also required.
4. The building is constructed of non-combustible construction is not sprinklered. Fire zones appear present although concealed construction above zone doors should be further

investigated to confirm continuity of fire separations. The single storey school is barrier free accessible via existing ramps to gymnasium and relocatable classroom areas. Washrooms, although fitted with barrier free cubicles, do not comply with barrier free access requirements. Washroom renovations are required to meet present code barrier free requirements.

5. Six attached relocatable classrooms exist on site. Aluminum windows exhibit water staining between panes and water damage below sills is evident. All windows require replacement. Vinyl faced wall finishes are damaged and should be repaired/replaced. Flooring except for one classroom is in good condition. Suspended acoustic ceilings are in good condition. Ventilation and air circulation in all units is poor and should be upgraded. Lighting fixtures and fire safety systems also require upgrading. Two classrooms units were being dismantled in preparation for relocation at the time of review.
6. The original building heating system consists of two hot water boilers with two circulation pumps to circulate heating boiler 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 coil, heating coil and filter sections. The Gym. Area is served by a separate air handling unit. The general ductwork distribution appeared to be satisfactory. Exhaust required for ranges and kiln. Major ductwork cleaning is required. Replace control system with energy management technology. Replace roof top condenser as the unit approaches the end of its life cycle. Install standpipe hose system for fire suppression and install backflow prevention valves. Plumbing fixtures and piping systems are satisfactory.
7. The overall electrical 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. 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 additional network cabling in Library.
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	\$ 40,000.00
2	Building Exterior	67,550.00
3	Building Interior	162,600.00
4	Mechanical	220,772.00
5	Electrical	123,500.00
6	Portables	134,800.00
Total Estimated Cost*		<u>\$ 749,222.00</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)	2, 992.9
Projected Required Area (m ²)	3, 317.0
Deficient (m ²)	(234.1)

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

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

- 1 Review condition of athletic and playground areas.
- 2 Review drainage at perimeter of building.
- 3 Review surface and condition of parking area.
- 4 Review floor heaving in boys washroom.
- 5 Confirmation of fire zone rating continuity above ceilings.
- 6 Review for MCC replacement.
- 7 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.