

## 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, permanent relocate-able units were added in 1981 and was partially modernized in 1999 / 2000. A freestanding portable unit was added at an undetermined date.

The school was evaluated on March 28, 2000. The evaluation revealed the following:

1. The site size and athletic areas appear to be adequate. Paved playground and parking areas are cracked and settled and require resurfacing. One timber play structure, which should be replaced, exists on site. Grades and drainage around the school appear to be acceptable except for: drainage from the athletic field partially flows onto a steep grade, paved on-site roadway creating icy and potentially hazardous conditions. Further review of this condition should be initiated as children utilize this route to access the play structure and the athletic field. The depressed west exit from the gymnasium should be reviewed with regard to snow drifting and safety issues due to non-visibility into the area. Similarly the non-visible alcove created by the portable unit should be reviewed re: safety.
2. The exterior of the 1980 and 1981 buildings is in good condition except for the windows, which should be replaced. The horizontal deep flute metal siding on the permanent relocatables should be reviewed as "wall climbing" by children has been reported. A roofing report has not been prepared to identify roofing condition. Roofing should be further investigated.
3. Floor settlement was noted in the 1980 building corridor (second floor north corridor access to the mezzanine classrooms) and should be further reviewed. Floor heaving within the permanent relocatables was also noted and further review should be undertaken. Interior materials and finishes have been partially modernized. Carpets are generally in poor condition and should be replaced. Vinyl finished walls exhibit numerous tears and peeling seams and should be re-finished and painted surfaces should be re-painted. Minor replacement of

damaged suspended acoustic tile is required. Millwork, except for computer workstations, is in acceptable condition. Computer workstations should be provided in the library (converted conference rooms) area.

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 separation. Zone doors at one location create a dead-end corridor due to location and direction of door swings. The corridor created by the permanent relocatable walls should be reviewed to confirm the wall construction provides the required rating. The library mezzanine floor area exceeds the 10% of the library floor area and should be reviewed to determine if a fire rated wall is required to separate the mezzanine from the library. Several rooms including a storage room have been converted to a classroom and are utilized as instructional areas. Conditions should be reviewed to ascertain if ventilation, etc. requirements are adequate. The school, except for the freestanding portable unit is barrier free.
5. The freestanding portable exterior requires replacement of the doors and the windows and refinishing of the wood lap siding and plywood skirting. Flooring except for carpet areas is acceptable. Carpet should be replaced and glue on acoustic ceiling tile should be sealed at minor stain areas and painted. A pigeon problem exists at this location and should be reviewed with regard to health issues. The unit is not barrier-free accessible and is not fitted with washroom facilities. Further review is recommended.
6. The 1980 original building consists of two hot water heating boilers and perimeter convectors. The boilers are fully functional and in good working condition. Individual furnaces with DX cooling handle the 1981 relocate-able classrooms. Main system serving the classrooms and offices with air conditioning. Air handling equipment in extreme confine space making servicing virtually inaccessible. Gym air handler is strictly a heat / vent unit located in the lower level mechanical room. Again servicing is very difficult in confined space. Central exhaust system to exhaust air from the building. Existing cooling equipment required replacement as they are approaching their service life. New ducted return system is required to meet the current building code standard. Existing pneumatic controls to be upgraded with new energy management technology. No fire suppression system in the building.
7. The electrical equipment service is adequate. General lighting levels are below average. Some lights were turned off to save energy under the energy program. New light fixtures are required to replace the existing with T-8 lamps and electronic ballasts. Replace HID fixture ballasts serving the gymnasium and library. Upgrade power panels to include fixture use. The existing

- fire safety system is out of date and requires upgrading (fire alarm, emergency and exit lighting systems). No power surge protection system in power 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	\$ 80,000.00
2	Building Exterior	139,000.00
3	Building Interior	180,250.00
4	Mechanical	352,688.00
5	Electrical	252,100.00
6	Portables	25,450.00
Total Estimated Cost*		\$ 1,029,488.00

\* 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 in surplus

Existing Total Area (m <sup>2</sup> )	4,369.3
Projected Required Area (m <sup>2</sup> )	4,254.0
Surplus (m <sup>2</sup> )	115.3

### **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 Review athletic field drainage onto paved, steep grade roadway creating ice problem.
- 2 Review depressed west gymnasium exit re: drifting and security / safety.
- 3 Review position of freestanding portable re: non-visible alcove.
- 4 Review horizontal deep flute metal siding re: climbing.
- 5 Review floor settlement and heaving at attached relocatable.
- 6 Review code related items.
- 7 Review condensate ice build-up at relocatables.
- 8 Outside air for occupant load and air qualities for air distribution.
- 9 Review heating distribution in library area.
- 10 Review for MCC replacement.
- 11 Review freestanding portable re: foundation, roofing, pigeon problem, security and barrier-free access.

### **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.