

## EXECUTIVE OVERVIEW

In November 1999 Alberta Infrastructure engaged Gowling and Gibb Architects to evaluate the conditions of several schools by using a SFEP conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our use.

The school was constructed in 1965.

The school was evaluated on March 16, 2000. The evaluation revealed the following:

1. The site size appears to be adequate. Outdoor athletic areas appear adequate although conditions were not reviewed due to snow cover. Outdoor playground areas and surface drainage conditions were not visible due to snow cover and were not reviewed. Similarly the parking lot was not reviewed due to snow cover. All areas should be further investigated. A new play structure exists on site and site accessories appear acceptable. Grades at the north and south side of the building slope toward the building and should be resurfaced with asphalt to provide positive drainage away from the building. The sidewalks on the east side of the building also slope toward the building and should be replaced. The electrical transformer at the south - west exit should be reviewed to ensure it is positioned a safe distance from the exit.
2. Exterior doors are weather checked, warped, and exhibit peeling paint and should be replaced. Original single glazed wood sash windows with interior single glazed "snap – in" aluminum sash added are deteriorated and should be replaced with infill construction at spandrel areas and new windows should be installed throughout. Splash pads should be added at limited locations where rain-water leaders are not connected to underground storm piping. A roofing report has not been prepared to identify roof conditions. Roofing should be further investigated.
3. Interior materials, finishes and fitments appear original and are generally in fair to poor condition. 9"x9" VAT flooring is in poor to fair condition with lifting and chipped tiles in some locations and should be replaced. Walls, generally in good condition, require minor patching and painting. The ceilings (12" x 12" glue on acoustic tile) exhibit damage and mis-matched patching and should be replaced with suspended acoustic T-bar ceilings. Doors throughout the

school are damaged to some extent and do not, in some cases, meet fire resistance rating requirements. All should be replaced in a major modernization. Millwork, blackboards and tack boards are original in poor condition and should be replaced. A folding stage and bi-fold door enclosure has been added to the gymnasium. The condition of the stage was not reviewed and should be further investigated. A localized area of floor settlement was observed in the girl's washroom and should be further investigated.

4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. A barrier-free access ramp exists at the front entry of the single storey building. Provision of barrier-free washrooms is required. A sink should be added in the infirmary washroom to meet code requirements. A hazardous materials audit was not on site and further investigation, or confirmation of availability is required.
5. The heating systems consist of a hot water boiler and perimeter baseboard radiation. The boilers are over 45 years old. The boiler is still in working order but far exceeds the service life, replacement required. Ventilation (no cooling) system consists of two systems. Main system is located on the mezzanine level and consists of inline R/A fan, centrifugal supply air fan, mixing plenum, filtered section, and swamp cooler. System exceeds service life and requires replacement. Second ventilation system is a self contained unit to serve the gym. This unit consists of supply air fan, fresh air intake, filter and heating coil. No fire dampers can be found inside the ductwork. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing fixtures are old but functional, replace flush valves due to trouble to obtain replacement parts.
6. The electrical service appears to be adequate. Service is on a consumption meter and cannot determine the peak load for comparison. General lighting levels are poor. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. The existing fire safety system are totally out-of-date and require complete up grading. No power surge protection system.
7. Supplemental information (i.e. Roofing Report, Authority having jurisdiction Reports) has not been obtained by the district and all have 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	\$	10, 250.00
2	Building Exterior		147,600.00
3	Building Interior		209,075.00
4	Mechanical		197,016.00
5	Electrical		95, 738.00
6	Portables (not applicable)		0.00
Total Estimated Cost*			<u>\$659,679.00</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 <sup>2</sup> )	1, 252.2
Projected Required Area (m <sup>2</sup> )	1, 496.0
Deficient (m <sup>2</sup> )	(243.8)

### **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 Condition of outdoor athletic and playground areas
- 2 Location of the electrical transformer
- 3 Parking lot layout, surfacing and drainage
- 4 Localized concrete floor slab settlement
- 5 Folding stage condition
- 6 Outside air for occupant load & air quantities for air distribution
- 7 Exhaust system capacity
- 8 Review of air balance problem
- 9 Review for MCC replacement

### **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 are upgraded.