

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 1960 and minimally renovated/modernized at an undetermined date.

The school was evaluated on April 6, 2000. The evaluation revealed the following:

1. The site size and the athletic areas appear to be adequate. Paved /concrete playground and areas adjacent to the south and west sides of the building slope toward the building and should be overlay paved to provide positive drainage. The existing timber play structure should be replaced. A portion of the main entry sidewalk is cracked and should be replaced. Two barrier free ramps, (concrete at the main entry and frame construction at the south entry/exit) exist on site. The concrete ramp is acceptable however; the frame ramp should be replaced. Positioning of the privately owned portable structure prevents access to the on-site roadway on the west and south sides of the building.
2. The stucco exterior of the building is in acceptable condition however; the wood lap siding on the lower portion of the walls requires surface preparation and painting. Original exterior doors are overlaid with plywood on the exterior face and are in a deteriorated condition. All exterior doors should be replaced. Windows are original wood frame; single glazed wood sash with storms and should also be replaced. A roofing report has not been prepared and should be further investigated.
3. Interior materials, finishes and fitments, except for renovated areas, appear to be original. Concrete, quarry tile, terrazzo and VAT are in fair to good condition. Battleship linoleum flooring is in fair to poor condition and should be replaced. Carpet in the admin area and one classroom is worn and should also be replaced. Concrete block and gypsum board walls are in good condition requiring minor patching and painting. Concrete, gypsum board and suspended acoustic tile are in good condition. Glue-on acoustic ceiling tile is damaged and falling off and

should be replaced with a suspended ceiling to suit new ventilation and lighting requirements. Interior doors exhibit varying degrees of damage and in some locations are not rated and require replacement. Staff, staff work room and general office millwork is acceptable. Remaining millwork is worn, inappropriate and should be replaced to suit new mechanical requirements.

4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. Fire separation zones appear to be present although concealed construction above zone doors was not observed and should be further reviewed to confirm continuity of the fire separations. The positioning and swing of zone doors create a dead end corridor. The south corridor of the west wing is also a dead end condition. Both conditions should be further reviewed. The single storey school is barrier free accessible. A hazardous materials audit for the school is available however extent of materials and costs for removal have not been addressed.
5. A privately owned portable structure exists on site and was not reviewed.
6. The heating system consists of one steam boiler and perimeter convectors. The boiler system is fully functional and in good working condition. Equipment exceed service life and require replacement. Ventilation (no cooling) system consists of individual unit ventilators throughout the building. Equipment at end of service life and require replacement. Central exhaust fan located on the roof. No fire dampers in existing ductwork. Existing pneumatic controls shall be upgraded with new energy management technology. Replace old drainage piping and galvanized main water supply pipe. Replace plumbing fixtures and trims. No insulation on domestic water piping.
7. The electrical service is adequately sized. The equipment is old and obsolete and requires upgrading. Upgrade exterior light fixtures. Upgrade power panels to meet future demands. The existing fire safety systems are out of date and require 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. No power surge protection on 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	\$ 49,200.00
2	Building Exterior	281,500.00
3	Building Interior	229,100.00
4	Mechanical	417,748.00
5	Electrical	166,564.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		\$ 1,144,112.00

* 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 surplus.

Existing Total Area (m ²)	2, 153.3
Projected Required Area (m ²)	2, 012.0
Surplus (m ²)	141.3

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 Confirmation of fire zone separation continuity.
- 2 Review dead end corridor conditions.
- 3 Extent of hazardous materials and abatement costs.
- 4 City of Calgary fire hydrant location/coverage.
- 5 Basement kiln operation re: ventilation.
- 6 Review for MCC replacement.
- 7 Review location etc. re: telecommunication closet.

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.