

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 1964, added to in 1969.

The school was evaluated on March 14, 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. Site drainage from the elevated fields to the north and east slope toward the building and may be a potential problem. Provision of a back slope away from the building was not confirmed due to site snow cover. Similarly the condition of the paved parking lot was not reviewed due to snow cover.
2. Exterior doors are weather checked and in some cases damaged and should be replaced. Original aluminum windows exhibit sweating and damaged or broken thermal glazing seals. Windows should be replaced with infill construction at spandrel areas and new windows should be installed throughout. Flashings, fascias and soffits exhibit peeling paint and require surface preparation and painting. A roofing report has not been prepared to identify roof conditions. Roofing should be further investigated.
3. Interior materials, finishes and fitments, appear original. Walls, generally in good condition, require minor patching and painting. Except for carpet areas, floors are in fair to good condition. Carpet areas are worn, exhibit open seams and pulls and should be replaced. The majority of ceilings (12" x 12" glue on acoustic) are damaged and mis-match patched and should be replaced with suspended acoustic T-Bar ceiling to accommodate new lighting and ventilation. Most interior doors have minor damage but remain serviceable. A limited number should be replaced. Millwork in the Art room, Computer Lab, Home Economics, and Science and Outdoor Ed. Areas is outdated or unsuitable and should be replaced. Lockers vary in condition with approximately 50% requiring replacement.

4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. The single storey school is barrier free accessible except for access to the stage and basement change room areas. A hazardous materials audit for the school is available however, extent of materials and costs for removal have not been addressed.
5. The heating system consists of a low-pressure steam boiler and perimeter baseboard radiation. The boiler was installed in 1975 and is in good working condition. Ventilation and cooling system by mixing of fresh air and return air working in conjunction with swamp coolers. The swamp coolers in the east wing are deteriorated beyond repair. Poor air quality in the building and entire ventilation system equipment required replacement with major ductwork cleaning. Gym and IA rooms are handled by separate indoor air make up air units. No backflow preventors in the water system. Domestic hot water heater requires replacement. Existing pneumatic controls shall be upgraded with new energy management technology.
6. The electrical service appears to be adequate. General lighting levels are inadequate and should be upgraded and replaced with T-8 lamp fixtures with electronic ballasts. No surge protection system in power supply. Upgrade fire safety system to include additional devices. Upgrade power panels to meet computer and convenience outlet requirements with space for the future. No network cabling system for classrooms except for office, library, and computer room.
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	\$	0.00
2	Building Exterior		271, 210.00
3	Building Interior		531, 800.00
4	Mechanical		630, 609.00
5	Electrical		338, 824.00
6	Portables (not applicable)		0.00
Total Estimated Cost*		\$	1, 772, 443.00

* 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)	6, 845.6
Projected Required Area (m ²)	6, 306.0
Surplus (m ²)	539.6

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 Condition of outdoor athletic areas
- 2 Surface drainage at the building
- 3 Surfacing and drainage in parking lots
- 4 Condition of Home Economic Appliances
- 5 Confirmation of fire zone separation continuity
- 6 Extent of hazardous materials and abatement costs
- 7 Equipment capacity and outside air volumes for ventilation
- 8 Capacity of exhaust systems
- 9 Air quantities for air distribution system
- 10 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 are upgraded.