

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 1971 and added to in 1991 and minimally modernized in 1986.

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

1. The site size and the athletic field appear to be adequate and acceptable. Paved playground areas and tennis courts are in good condition. Drainage at the building and the paved parking lot is good. The building is barrier free accessible from the parking lot however, a ramp from the city sidewalk to the elevated site is required.
2. The exterior of the building is generally in good condition except efflorescence is evident on the east wall of the 1971 building and N.W. corner of the 1991 building. Efflorescence at both locations should be further investigated. Windows in the 1991 addition are in acceptable condition and should be replaced in the original 1971 building. A roofing report has not been prepared to determine roofing condition. Roofing should be further investigated.
3. Interior materials, finishes and fitments are generally in good condition. Selective replacement of carpet flooring, suspended acoustic ceiling tile, doors and millwork is required. Stair treads at exits are in poor condition and should be replaced. Poor acoustic conditions in the gymnasium should be upgraded. Boys and girls showers have been converted to locker areas requiring floor modifications to infill shower drainage troughs.
4. The building is constructed utilizing non-combustible construction and is not sprinklered. The building is not fire zone separated. Further review with regard to zones/sprinklering should be initiated. The two storey school is not barrier free accessible. A two stop elevator and barrier free washroom are required to meet code and need requirements. A hazardous materials audit for the school is available however, extent of materials and cost for removal have not been addressed.

5. The 1971 original heating system consists of two hot water boilers with three circulation pumps to handle the perimeter convectors and heating coils in the air handlers. The heating system is fully functional and in good operating condition. The 1971 addition includes a hot water heating boiler to serve an air handling unit. A total of four air handlers are installed. One unit serves the 1971 building with cooling and humidification. One unit serves the gymnasium. One unit serves the 1991 addition with cooling and humidification. One roof top unit serves the Industrial Art areas with cooling. General distribution and exhaust systems appeared to be satisfactory. Area of concern is the combustion air duct in the 1971 boiler room located adjacent to the water service. Cleaning of humidification system and ductwork are required. Additional ventilation is required at the Gym stage as the area is used for exercise. Replace condenser that was installed in 1971. Replace control system with energy management technology.
6. The overall electrical service appears to be adequate. Most of the hallway panels are locked and have trouble getting hold of the facility personnel to open the locked doors. Additional space beside the hallway panels allow future panel expansion if required. Upgrade exterior light fixtures. Minor upgrade of fire alarm system is required to meet current building code requirements. No surge protection on power system. General lighting levels are slightly below average. Replace existing fixtures with T-8 lamps and electronic ballasts. Install network cabling in all classrooms.
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	\$ 10,000.00
2	Building Exterior	130,400.00
3	Building Interior	399,450.00
4	Mechanical	295,935.00
5	Electrical	312,080.00
6	Portables (not applicable)	<u>0.00</u>
Total Estimated Cost*		\$ 1,147,865.00

* 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 deficient

Existing Total Area (m ²)	5,091.0
Projected Required Area (m ²)	6,341.0
Deficient (m ²)	1,250.0

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 staining/efflorescence at 1971 east wall and 1991 N.W. corner.
- 2 Floor slab settlement at 1971 N.E. stair.
- 3 Review no fire zone separations or sprinklers.
- 4 Extent of hazardous materials and abatement costs.
- 5 Review combustion air near water service re: potential freezing.
- 6 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 be upgraded.