

## 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 1952, added to in 1953 and 1967. The school was minimally modernized at an undetermined date.

The school was evaluated on March 23, 2000. The evaluation revealed the following:

1. The site size appears to be adequate. Outdoor athletic and playground areas appear to be adequate although conditions were not reviewed due to snow cover. One new and one old tire, timber and steel play structure exist on site. The later should be replaced. Surface water was observed dripping into the basement meter room, possibly from poor draining conditions at the building. Surface drainage conditions were not reviewed due to snow cover and should be further reviewed. Similarly the parking lot also snow covered, will require further review for condition and drainage. Signage for the building is inappropriately located on the north side of the building facing the lane and should be relocated or new signage should be installed facing the street.
2. Exterior doors are generally in good condition. Windows in the 1952/1953 building are wood frame with single glazed wood sash and single glazed aluminum sash added to the interior side. Windows in the 1967 portion are aluminum with single exterior glazing, single interior glazing and venetian blinds between the panes. All windows are in a deteriorated condition and should be replaced.
3. Interior materials, finishes and fitmets, except for the administration area, library and portions of flooring and ceiling areas appear to be original. Battleship linoleum and VAT flooring is in fair to poor condition with some patching evident and should be replaced. Block and plaster walls are generally in good condition requiring minor patching and painting. Existing glue-on acoustic tile should be removed and replaced with suspended acoustic T-Bar to accommodate new lighting

and ventilation systems. Original millwork is outdated and worn and should be replaced. Doors to classrooms and other areas do not appear to be rated and should be replaced. Washrooms in the 1952/1953 building are in poor condition and should be renovated complete with provision for barrier free access.

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 separations. The location and swings of zone doors create dead end corridor conditions and should be further reviewed. One exit stair in the 1952/1953 building is not enclosed in a fire rated enclosure and numerous rooms open directly into the stair area. Further review to address this condition should be initiated. The building is barrier free accessible via an at grade sidewalk however, the second floor is not accessible. The addition of a 2 stop elevator is required. 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 1952/1953 original building one steam boiler and 1966 addition one hot water boiler. Both heating systems are in good operating conditions. Replace boilers and heating systems as they had exceeded their service lives. Ventilation (no cooling) in 1952/1953 construction consists of individual unit ventilators in the classroom. No supply air in gym. Existing ventilation system requires total replacement. Ventilation (no cooling) in 1966 addition consists of an air handler to serve all the classrooms. Building ventilation and exhaust systems are in poor shape. The original building exhaust system is not even in operation. No fire damper in existing ductwork. Existing 4" cast iron water service require replacement due to rust in water. Replace plumbing fixtures, trims and hot water tank.
6. The electrical service size appears to be adequate. General lighting levels are below average. Portion of lights are turned off due to energy saving under the energy program. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. Replace and add to existing exterior lights. Upgrade distribution panels. Upgrade entire life safety system including fire alarm, emergency and exit lighting systems. No power surge protection in power system.
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	\$ 33,400.00
2	Building Exterior	329,650.00
3	Building Interior	678,500.00
4	Mechanical	664,000.00
5	Electrical	227,000.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		\$ 1,932,550.00

\* 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 <sup>2</sup> )	4,037.6
Projected Required Area (m <sup>2</sup> )	4,254.0
Deficient (m <sup>2</sup> )	(216.4)

### **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 of surface drainage conditions
- 2 Review of on-site roadway surfacing
- 3 Review of parking lot surfacing and drainage
- 4 Confirmation of fire zone continuity and code related items
- 5 Extent of hazardous materials and abatement costs.
- 6 Outside air for occupant load & air quantities for air distribution
- 7 Review for 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.