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 1968.

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. The playground area was also snow covered and conditions were not reviewed. Timber and tire play structure exist on site and should be replaced. The main entry sidewalk/stair has cracked and settled with replacement required. The access road and parking lot, reported to be asphalt surfaced with catch basins, was not reviewed due to snow cover. All exterior site conditions should be further investigated.
- 2. A limited number of exterior doors are deteriorated and should be replaced. Windows are single glazed in aluminum frames with "snap-in" interior aluminum glazing. Venetian blinds are positioned between glass panes. Glazing beads are in fair to poor condition with sweating evident. All windows should be replaced complete with infill construction at the lower portion of the assembly.
- 3. Interior materials with the exception of carpet areas, are generally in good condition. Carpet areas are worn with open seams and "zippered" areas and should be replaced. Acoustic ceiling tile in suspended T-bar is damaged in corridor areas and should be replaced. Millwork is in good condition but is deficient in the converted Art and Computer rooms. Provision of appropriate millwork in these rooms is required. Doors are in good condition however, numerous corridor doors are fitted with non-fire rated grilles and should be replaced to maintain fire separation requirements.

- 4. The building is constructed utilizing non-combustible construction and is not sprinklered. Fire separations zones appear to be present although concealed construction above zone doors was not observed and should be further reviewed to confirm continuity of fire separations. The single storey school is barrier free accessible via an exterior ramp although stair lifts are required at two corridor locations. 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 two steam boilers and perimeter baseboard radiation. The boilers are fully functional and in good working condition. Replace system as it exceeds service life. Ventilation (no cooling) system consists of two systems. Main system is located in the upper level equipment room and consists of centrifugal supply and return air fan, filter section, mixing section, and spray humidification section. Spray humidifier system had been shut off for some time. 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. Replace system as they exceed service life. Central exhaust system to exhaust air from the building. No fire dampers are found behind the sidewall supply air outlets. Cannot quantify the amount of missing dampers. Existing pneumatic controls shall be upgraded with new energy management technology. Plumbing systems appeared to be satisfactory. The only exception is condensation problem in rainwater leader through ceiling.
- 6. The electrical service appears to be adequate. General lighting levels are below average except for the office area. New light fixtures are required to replace the old units with T-8 lamps and electronic ballasts. The existing fire safety system including fire alarm, emergency and exit lighting all required upgrading. No power surge protection 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 <u>Costing Unit Rate Chart</u> developed by Alberta Infrastructure. Items not identified in the rate chart have been individually estimated.

1	Site Related Work	\$ 76	, 500,00
2	Building Exterior	235	5,550.00
3	Building Interior	150	0,200.00
4	Mechanical	555	5,175.00
5	Electrical	219	, 436.00
6	Portables (not applicable)		0.00
Total Estimated Cost*		\$ 1,236	6,261.00

* 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 <u>School Building Area Guidelines</u> and <u>Supplement – Maximum Gross</u> <u>Area of School Building Projects</u>, is surplus.

Existing Total Area (m ²)	4, 273.4
Projected Required Area (m ²)	4, 184.0
Surplus (m²)	89.4

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 Surface drainage at the building
- 2 Condition of athletic and play areas
- 3 Condition of access road, parking lot and sidewalk areas.
- 4 Confirmation of fire zone separation continuity
- 5 Extent of hazardous materials and abatement costs
- 6 Condensation at rainwater leaders through ceilings
- 7 Outside air for occupant load & air quantities for air distribution
- 8 Exhaust system capacity
- 9 Condensation at infirmary ceiling diffuser
- 10 Review humidifcation system for function
- 11 Review for fire duct dampers
- 12 Review for MCC replacement
- 13 Review for over loaded electrical circuits

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.