

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 1956 and added to in 1964. The IA area was modernized in 1985 and a renovation/repair was reported to have been completed following a fire in 1986.

The school was evaluated on March 30, 2000. The evaluation revealed the following:

1. The site size and the athletic field appear to be adequate. The paved parking lot is in a deteriorated condition and should be repaired and overlay paved. Provision of curb cut at the parking lot entry would accommodate at grade barrier free access to the building.
2. The exterior of the building is generally in good condition. Windows in both the 1956 and 1964 building are original, in deteriorated condition, and should be replaced. A roofing report has not been prepared to identify roofing conditions. Roofing should be further investigated.
3. Interior materials, finishes and fitments vary in condition from fair to good. Floor areas where the original battleship linoleum remain should be upgraded with new materials. Suspended acoustic tile ceilings are generally acceptable except where damaged tiles exist. Selective replacement of the tiles should be undertaken in the appropriate areas. Most doors exhibit some degree of damage and in some cases are fitted with non-rated grilles. All corridor doors should be replaced and upgraded to labeled doors where appropriate. Similarly millwork should be selectively replaced in areas where it is damaged, worn or outdated. Original blackboards and tackboards retro fitted with white boards should be replaced .
4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. The school is not barrier free accessible and would require the provision of a two stop elevator and barrier free washrooms to comply with code requirements. A hazardous materials audit for the school is available however, extent of materials and costs for removal have not been addressed.

5. Three portable structures exist on site. The exterior of the units is in fairly good condition. Replacement of flooring materials and blackboards is required. Furnaces in all units have exceeded their service life and should be replaced. The addition of exit lights at the emergency exits is required in all units. Lighting should be upgraded in all units and the fire alarm should be upgraded to match the main building complete with tie-ins to the annunciator panel. Emergency exits should be reviewed with regard to safety and security as they are recessed and screened by trees.
6. The heating system consists of two steam boilers and perimeter convectors. The boilers were installed 1956 and are still fully functional and in good working condition system exceed service life and require replacement. The 1956 original building is ventilated by unit ventilators and exhaust air fans throughout the building. An air handling system was installed in the 1968 addition to provide ventilation air. Two swamp coolers were installed inside the air handling unit. Existing ventilation system required replacement. Existing Pneumatic controls shall be upgraded with energy management technology. Plumbing fixtures appeared to be satisfactory. Replace domestic hot water boiler and storage system. Replace cast iron drainage piping. Install backflow prevention valves in the fire service.
7. The electrical service appears to be adequate. The service was upgraded from 400 amp to 600 amp. Upgrade the original 400 amp CDP as the equipment is very old and obsolete. Upgrade exterior building light fixtures. Upgrade existing fire safety system including fire alarm, emergency and exit lights. 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 in 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	\$ 42, 500.00
2	Building Exterior	439, 800.00
3	Building Interior	427, 600.00
4	Mechanical	1, 051, 500.00
5	Electrical	330, 660.00
6	Portables (not applicable)	45, 400.00
Total Estimated Cost*		<u>\$ 2, 337, 460.00</u>

* 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)	6, 391.8
Projected Required Area (m ²)	6, 988.0
Deficient (m ²)	(596.2)

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 screened and recessed portable building emergency exits re: security/safety.
- 2 Wall (plaster) cracking at window sill areas.
- 3 Review code related items.
- 4 Extent of hazardous materials and abatement costs.
- 5 Review of portable foundations.
- 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.