Grande Prairie Comp. High School, Grande Prairie, Alberta
Grande Prairie School District No. 2375
School Facility Evaluation Project

Executive Summary

The enclosed evaluation report was prepared by Koliger Schmidt architect-engineer with ESE Engineering Ltd., for Alberta Infrastructure, School Facilities Branch based on our on-site inspection on November 24, 1999. The report documents the current physical status of the grounds and facilities and space adequacies relative to School Building Area Guidelines.

Following is a summary of the most important physical and space issues found in our evaluation:

1. Traffic flows/bus drop-off requires further investigations. Site is limited in size, not enough parking (presently using the Community Centre's parking lot for the student overflow parking). Drainage and sub soil problems, heaved sidewalks and water drainage towards the building is evident, also requires landscaping and parking lot repairs. Space adequacy is a concern as the originally designed spaces are not adequate for current programs. Various other spaces are also deficient in size and in both Gyms the height is insufficient for some indoor programs. Another issue is, more severely handicapped students are being enrolled in this facility requiring specialized Washroom /dressing room equipment and larger cubicles. Therefore the placement of these washrooms and the size requirement have to be addressed.

2. The exterior building structure varies, with a multitude of facades. The exterior wall includes in areas single wythe (un-insulated) concrete block exterior walls having numerous cracks, and paint peeling from both the interior and the exterior faces. Other areas have brick veneer with concrete sunscreens (sunscreens are deteriorating, showing rusting/damaged steel reinforcing bars) and walls were insulated from the inside. Still other portions have exterior stucco finish on insulation installed over the existing concrete block walls. A complete face-lift for this school is recommended. It is also recommended that more barrier-free entrances be installed in the Building to meet the needs of the increased Handicapped student enrollment.

3. The Fire Separations (doors, hardware, glazed screens) as required by Alberta Building Code requires to be addressed. In portions of building corridor walls and storage room walls terminate at or just above-suspended acoustic tile ceilings and requires. The two Gyms have insufficient height for some indoor programs. There needs to be a review of acoustic treatment in the Gym and the Lunch/Study areas. There is a lack of specialized up to date CTS equipment. Additional millwork is required in various areas, and tackboards and chalkboards need replacing. Repairs of floor and ceiling finishes have been undertaken over the years, however, approximately 25-35% of the spaces require more upgrading. The existing 1964 section (un-insulated portion of building) which houses a number of VED spaces includes some classroom teaching areas which are less than 7'-6" floor to ceiling heights. The VED (CTS) area should be also be reviewed for its structural integrity as evidence of sub soil movement is visible in the walls and roof structure. We would recommend that the entire VED wing be demolished and new construction provide as required.

4. The 1997 section has a satisfactory operating Hot Water heating system. The 1964/69/75/86 sections mechanical system is a combination Heating and Ventilation forced air gas fired equipment consisting of 45 furnaces, 7 multi-zone units, 10 roof top units and approximately 11 unit heaters. There is no humidification provided in facility. There is poor heating and ventilation airflow in CTS, Home Economics, Beauty Culture and Computer Labs. Ventilation is poor in many other areas; fresh air provision may be of concern; exhaust provided for very wet crawl space under CTS. The furnaces' PVC vent piping is leaking condensation into fan compartment resulting in furnace rusting. The older equipment is becoming problematic and

unreliable. We would therefore recommend replacing the entire ventilation system with a separate central ventilation system and add air conditioning. We would also suggest a new DCC Control System if there were a major renovation.

5. The electrical system requires further investigation as to its reliability. Many items have been added that exceed the capacity of the buses, we recommend an upgrade of main power and review of distribution panels. The Fire Alarm System also requires review and upgrade to current standards. Additional perimeter lighting is also required.

More details will be found in the Facility Profile and Summary which follows.