EXECUTIVE SUMMARY

In November 1999 and again in March 2000 Alberta Infrastructure engaged KOLIGER SCHMIDT architect•engineer to evaluate the conditions of several schools using a facilities conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage. The Ridgevalley School was evaluated on March 3, 2000.

This school was originally built in 1954 (54 section demolished), with 5 additions from 1956 to 1983. Major modernization was undertaken in conjunction with the 1983 addition.

Our on-site survey noted needs for site upgrades, consisting of playground equipment, grading, and parking/roadway networks be considered which will improve the school's needs. The building envelope has deficiencies such as re-roofing needs, doors and hardware; cracking of vertical/horizontal masonry joints have occurred and need to be repaired. The interior, impacted by the masonry joint cracks, worn floor finishes, upper ceiling space code infractions, acoustic treatment for music practice rooms, minor millwork and chalkboard needs.

The mechanical systems consists of combination Heating and Ventilation system comprising of furnaces serving individual classrooms or central furnaces serving groups of rooms throughout the entire school. All of these furnaces have been replaced in the last two years. There are two large exhaust fans to exhaust the main gym and for the CTS area there is a roof top unit to make up the air for the dust/grinder/fumes exhaust systems. The CTS are also has two gas fired unit heaters. One of the problems found during the survey was that the water had odour and taste problems. Even though the water comes from a municipal system, a filtering system is recommended to make the water palatable. A backflow preventer is required on the main water service to meet the current plumbing code. Eyewash stations should be added to science labs and CTS areas. There is severe damage to the crawlspace ducting throughout the school due to rusting. A study should be conducted into the extent of the damaged ducting, replacing it, and preventing the ducts from rusting in the future. Another problem is that the motors for the fresh air/return air mixing dampers have burned out and need to be replaced.

The electrical system is generally in good condition, however the system is at capacity. The Fire Alarm System needs to be upgraded to meet current Code. There is no energy efficiency program in place, there is no consistency in lighting levels and not all of the old ballasts have been replaced, therefore a total retrofit for lighting and HVAC controls is recommended.

Summary of Observations and Recommendations

Evaluation Ratings 3 or Less

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the rate chart or individual items which were deemed more appropriate to estimate individually (i.e. hardware corrections, stucco repairs etc.) have been based on unit costs. All estimates are based on Edmonton costs.

1.	Site related work	$133,300.00
2.	Building exterior	$83,500.00
3.	Building interior	$126,550.00
4.	Mechanical	$62,200.00
5.	Electrical	$255,300.00
6.	Portables	N/A
	Total Estimated Cost	**$660,850.00**

7. Space Adequacy Assessment
The existing area according to the *School Building Area Guidelines* and *Supplement – Maximum Gross Area of School Building Projects*, is deficient/surplus.

Existing Total Area (m^2)	6,049.4
Projected Required Area (m^2)	5,196.9
Surplus (m^2)	**852.5**

Further Investigation

Information regarding hazardous materials was not available at time of survey. The possibility of hazardous materials should be checked. Also, there are no fire dampers in furnace rooms, the requirements for fire dampers should be reviewed with local Code authorities.

School Data Plan Information

The plan information for this building is up to date and the area information appears to be correct.