

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 Helen E. Taylor School was evaluated on March 1, 2000.

This school was originally built in 1954, but this structure was demolished, the additions built in 1958, 1962, and 1980 were modernized during the construction of the 1995 portables.

Our on-site survey noted needs for site upgrades, consisting of additional parking spaces, grading, top-soil, flagpole, playground equipment, sidewalks and paint misc. site accessories. The building envelope has deficiencies such as some doors hardware, roofing as per roof report, and repairs to lower Gymnasium walls. The interior, with worn floor finishes requires new flooring. The school is also in need of barrier free entrance door/hardware, additional millwork, new whiteboards/tackboards and basketball backstop hardware.

The Portables are in good condition. However, additional millwork and whiteboards are required.

The mechanical systems consists of combination Heating and Ventilation systems comprising of four furnaces, two Change Air Units and one roof top unit to serving the 1962 building, four furnaces serving the 1958 building, and 6 furnaces serving the 1994 portables. Two original ducted unit heaters heat the 1980 addition and should be replaced shortly since they are nearing the end of their life expectancy, and parts are becoming harder to obtain. Fire extinguishers and eyewash station are required in the science preparation room. There is no backflow prevention on main water service and is required according to the current Plumbing Code. The hot water heater in the administration is leaking and is due for replacement. There are some problems with temperature and ventilation in the 1994 portables. Consideration should be given to replacing the existing furnaces.

The electrical system is generally in good condition. Some systems, panels and hubs are at full capacity and classrooms need more outlets. The portables are in good condition.

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	\$113,000.00
2.	Building exterior	\$47,850.00
3.	Building interior	\$21,900.00
4.	Mechanical	\$35,600.00
5.	Electrical	\$2,000.00
6.	Portables	<u>\$66,700.00</u>
	Total Estimated Cost	\$287,050.00
7.	Space Adequacy Assessment	
	The existing area according to the <i>School Building Area Guidelines</i> and <i>Supplement – Maximum Gross Area of School Building Projects</i> , is deficient/surplus.	
	Existing Total Area (m ²)	2,681.3
	Projected Required Area (m ²)	<u>2,915.8</u>
	Deficiency (m²)	- 234.5

Further Investigation

Air Quality is a concern. 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.