

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 Hythe Elementary School was evaluated on March 2, 2000.

This school was originally built in 1967, with a major addition in 1982 and a storage room addition (33.46m²) around 1986. Minor administration area restructuring to the 1967 building was undertaken, and new windows were installed in 1998.

Our on-site survey noted needs for site upgrades, consisting of playground equipment, grading, sidewalks, flagpole, and parking/roadway resurfacing. The building envelope has deficiencies such as some re-roofing needs, doors/windows hardware, and paint entire exterior of the 1982 addition. The interior, with worn floor finishes, and stained ceiling tiles, is also in need of barrier free entrance door/hardware, minor millwork repairs and new whiteboards. The 1967 structure has the original vinyl asbestos tiles throughout.

The mechanical system consists of individual classroom furnaces and central furnaces for the 1967 portion of the building. The 1982 portion of the building consists of two central air-handling units, one for the gym and one for the rest of the building. The 1982 building has perimeter baseboard radiation heating. Some of the problems encountered during the survey include that backflow prevention is required on the domestic water service, the plumbing fixtures in the 1967 building are due for replacement and there is no cold air traps for some furnace rooms and the boiler room.

The electrical system is in good condition. Computer panel requires surge protection and more dedicated outlets are needed in the classrooms. The Fire Alarm System is old and requires upgrading to meet Code.

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.

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|----|-----------------------------|---------------------|
| 1. | Site related work | \$293,000.00 |
| 2. | Building exterior | \$83,500.00 |
| 3. | Building interior | \$51,300.00 |
| 4. | Mechanical | \$18,000.00 |
| 5. | Electrical | \$37,500.00 |
| 6. | Portables | N/A |
| | Total Estimated Cost | \$483,300.00 |

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) | 3,161.8 |
| Projected Required Area (m ²) | <u>3,160.8</u> |
| Surplus (m²) | 1.0 |

Further Investigation

Air Quality is a concern. 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 not up to date due to an addition done in approximately 1990. The area information and floor plans should be updated.