

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 La Glace School was evaluated on March 1, 2000.

This school was originally built in 1952, with an addition in 1962 (743.2m²) and a dressing room addition (71.4m²) in 1981. Minor (1998) administration area restructuring and upgraded flooring and wall clad in various rooms, new windows were also installed.

Our on-site survey noted needs for site upgrades, consisting of grading, asphalt/gravel resurfacing, and a flagpole. The building envelope has deficiencies such as some doors/windows hardware. The interior, with worn vinyl asbestos tiles floor finishes, approx. 40% of the walls are (painted fibreboard) original materials and ceiling is the original installed tile material fixed to wood joists, this finishes should be upgraded. The school is also in need of barrier free entrance door/hardware, minor millwork repairs and new whiteboards.

The mechanical systems consist of a steam boiler heating most of the building through perimeter baseboard radiation. There is no mechanical ventilation in these classrooms. Ventilation is through operable windows only. Some rooms have “Change Air” units providing heating and ventilation to the room and some rooms have gas fired furnaces. The gymnasium is heated and ventilated with a 38 year old HVAC unit c/w fresh air return air mixing box, steam heating coil and supply fan delivering air to under-floor ductwork terminating in wall supply air grilles, HVAC unit is in Basement Mechanical Room 002. As there is no ventilation system in the school, we recommend one be installed.

The electrical system requires several upgrades. The main system is loaded with no spare capacity, panels are also overloaded, old and in poor condition. The wiring is old and needs to be replaced to meet current and future classroom requirements. Lighting levels are below recommended levels. The Fire Alarm System requires a major upgrade.

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	\$25,500.00
2.	Building exterior	\$4,200.00
3.	Building interior	\$178,900.00
4.	Mechanical	\$126,500.00
5.	Electrical	\$87,000.00
6.	Portables	<u>N/A</u>
	Total Estimated Cost	\$422,100.00
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)	1,822.4
	Projected Required Area (m ²)	<u>1,787.2</u>
	Surplus (m²)	35.2

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.