

## **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 Rycroft School was evaluated on March 3, 2000.

This school was originally built in 1958, with 4 additions from 1962 to 1986. Major modernization was undertaken in conjunction with the 1986 addition. A free-standing portable was moved to the site, but is currently being used for site storage.

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, and doors and hardware. The interior having, worn floor finishes, upper ceiling space code infractions, and wall damages, also requires chalkboards and door hardware.

The mechanical system consists of combination heating and ventilation system comprising of furnaces serving the classrooms in the 1966 and 1970 additions, and furnaces serving most of the original 1958 building and the 1982 gymnasium. The east section of the 1952 building is heated and ventilated by three roof top units. A backflow preventer is required on the main water service and the furnaces serving the gymnasium are original and should be replaced.

The electrical system is generally in good condition. The Fire Alarm System requires upgrading to meet Code. The implementation of an energy efficiency program covering 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	\$133,800.00
2.	Building exterior	\$42,450.00
3.	Building interior	\$33,900.00
4.	Mechanical	\$31,000.00
5.	Electrical	\$163,000.00
6.	Portables	\$20,000.00
	<b>Total Estimated Cost</b>	<b>\$424,150.00</b>
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 <sup>2</sup> )	2,485.8
	Projected Required Area (m <sup>2</sup> )	2,533.8
	<b>Deficiency (m<sup>2</sup>)</b>	<b>- 48.0</b>

#### Further Investigation

Information regarding hazardous materials was not available at time of survey. The possibility of hazardous materials should be checked. In some cases due to the lack of cold air traps, maintenance has obstructed the combustion air as the newer furnaces require less air, this may require further investigation.

#### School Data Plan Information

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