

## **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 Sexsmith Elementary School was evaluated on March 2, 2000.

This school was originally built in 1979, with an addition in 1989, portables were added in 1980 (4pods) and a single unit in 1996. Minor restructuring during the 1989 addition. The 1980 portables have new windows and some finishes were upgraded in 1999. The exterior buildings are also being upgraded in the 1999/2000-year.

Our on-site survey noted needs for site upgrades, consisting of grading, asphalt/gravel resurfacing, and a School sign. The building envelope has deficiencies such as some doors/windows hardware. The interior, with worn tile floor finishes, barrier-free entrance door/hardware, basketball backstops, and repairs to some penetrations in fire separations. The portables require millwork repairs, whiteboards and a suspended acoustic tile ceiling in the 1980 portable link.

The mechanical systems consist of two air handling units providing ventilation, one for the 1979 original building and one for the 1989 addition. The major portion of the building is heated by perimeter baseboard radiation. The 1980 portables are heated and ventilated by “Change Air” units and the 1996 portable is heated, cooled and ventilated by an “Intertherm” furnace with a condenser on the roof. Problems found during the survey are that there seemed to be not enough extinguishers throughout the school, and the hallway between the 1979 building and 1980 portables should be studied for cold air drafting since there are only single doors at either ends of the hall. Also, a washroom exhaust fan in the 1979 building was not working and requires fixing.

The electrical system is generally in good condition, however some panels are near to full capacity and a new panel is required to provide dedicated circuits to computer equipment. The telephone system is working but approaching end of life expectancy. The Fire Alarm System needs to be upgraded to Code. Lighting levels in the main school and in the Portables are low.

## 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	\$194,600.00
2.	Building exterior	\$42,500.00
3.	Building interior	\$43,000.00
4.	Mechanical	\$3,400.00
5.	Electrical	\$50,000.00
6.	Portables	<u>\$5,620.00</u>
	<b>Total Estimated Cost</b>	<b>\$339,120.00</b>

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 <sup>2</sup> )	3,465.8
Projected Required Area (m <sup>2</sup> )	<u>3,876.0</u>
<b>Deficiency (m<sup>2</sup>)</b>	<b>- 410.2</b>

### Further Investigation

The hallway between the 1979 building and 1980 portables should be studied for cold air drafting since there are single doors only at either ends of the hall. The Air Quality is of concern both in the Main School and the Portables.

### School Data Plan Information

The plan information for this building is not up to date due to the addition of a 1996 portable. The area information and floor plans should be updated. It should be noted that the Key Area does not match the Utilization Report Area.