

## **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 Secondary School was evaluated on March 2, 2000.

The school was constructed in 1954 with additions in 1960,1963,1966 and 1989. A major modernization was undertaken in 1989. The school is constructed of frame and concrete block bearing walls with combustible roof construction. This building is protected by a sprinkler system. Site-work and floor finishes are the main items to be addressed, with some code issues, millwork and maintenance items.

The mechanical systems consist of seven air handling units providing ventilation for whole school. There are reheat coils in the ducts. Heat is provided by perimeter radiation throughout the building utilizing a hot water heating system. The roof top units for the CTS areas provide make up air for the various exhaust systems. The gymnasium air is exhausted through the crawlspace. The roof top unit on the 1954 building provides heating, cooling, and ventilation for the hallway. Problems found during the survey include the absence of a backflow preventer on the main water supply. There are temperature and balancing problems on the main air handling systems that the owners are currently investigating.

The electrical system is in good condition. The only requirement is for an "Exit" sign in the Kitchen area.

## **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	\$84,000.00
2.	Building exterior	\$78,000.00
3.	Building interior	\$189,100.00
4.	Mechanical	\$27,000.00
5.	Electrical	\$400.00
6.	Portables	N/A
	<b>Total Estimated Cost</b>	<b>\$378,500.00</b>
7.	Space Adequacy Assessment	
	The existing area according to the <i>School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects</i> , is deficient/surplus.	
	Existing Total Area (m <sup>2</sup> )	7,103.3
	Projected Required Area (m <sup>2</sup> )	<u>6,959.0</u>
	<b>Surplus (m<sup>2</sup>)</b>	144.3

#### Further Investigation

Information regarding hazardous materials was not available at time of survey. The possibility of hazardous materials should be checked. . There are temperature and balancing problems on the main air handling systems that the owners are currently investigating.

#### School Data Plan Information

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