

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 Teepee Creek School was evaluated on March 1, 2000.

This school was originally built in 1955, with an addition in 1965 and a 1982 portable. Minor restructuring and upgrade to flooring, and wall clad in various rooms, and new windows were also installed. Date of upgrade not known.

Our on-site survey noted needs for site upgrades, consisting of grading, gravel resurfacing, a barrier free access ramp, and a flagpole. The building envelope has deficiencies such as some doors/windows hardware. The interior, with worn vinyl asbestos tiles floor finishes, walls requires upgrading to current code standards, and ceilings are the original installed tile material fixed to wood joists, these finishes should be upgraded. The school is also in need of barrier free entrance door/hardware, doors, a complete code upgrade to basement and exit stair, minor millwork repairs and new whiteboards.

The mechanical system consists of combination Heating and Ventilation system comprising of four furnaces serving the 1965 portion of the building, two furnaces serving the 1955 portion of the building and one furnace serving the 1982 portable. The two furnaces serving the 1955 portion of the building were installed to replace an old steam boiler in 1993. These furnaces are undersized, causing the classrooms to be cold on colder winter days and has a lack of ventilation generally. The building has a water filtration and purifying system to clean the drinking water. Other problems found during the survey include the basement mechanical room floor drain and sump which are ageing and should be replaced. The kitchen does not have an exhaust hood above the stove and should have one installed. The 1982 portable has an old furnace that will need to be replaced soon and the configuration of the fresh air and combustion air is questionable and needs to be investigated, as it appears to draw the fresh air from under the building.

The main electrical service is obsolete and is not mounted securely, therefore an immediate upgrade is recommended. The Fire Alarm System also needs upgrading to meet Code requirements. There is no surge protection and panels are old with no spare capacity. Some wiring may be TW which would need replacing, further investigation is needed. The rest of the system seems to be in good condition.

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	\$67,500.00
2.	Building exterior	\$9,200.00
3.	Building interior	\$128,400.00
4.	Mechanical	\$58,800.00
5.	Electrical	\$30,000.00
6.	Portables	<u>\$17,200.00</u>
	Total Estimated Cost	\$311,100.00
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)	1,140.8
	Projected Required Area (m ²)	<u>1,516.3</u>
	Deficiency (m²)	- 375.5

Further Investigation

The possibility of hazardous materials on old steam piping and in some of the original flooring 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 not up to date due to the addition of a 1982 portable. The area information and floor plans should be updated.