

EXECUTIVE OVERVIEW

In November 1999 Alberta Infrastructure engaged Gowling and Gibb Architects to evaluate the conditions of several schools by using the SFEP building conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our use.

The school was constructed in 1964, added to in 1966 and modernized in 1983.

The school was evaluated on March 09, 2000. The evaluation revealed the following:

1. The site size appears to be adequate. Outdoor athletic areas appear adequate although conditions were not reviewed due to snow cover. Outdoor playground areas (tennis courts and half court basketball areas) and surface drainage conditions were not visible due to snow cover and were not reviewed. Similarly the parking lot reported to be gravel surfaced, was not reviewed due to snow cover. All areas should be further investigated.
2. Exterior doors are weather checked, damaged and in some cases warped and should be replaced. Original curtain wall construction and windows exhibit sweating and damaged seals. Curtain walls should be replaced with infill construction at spandrel areas and new windows should be installed throughout. A roofing report has not been prepared to identify roof conditions. Roofing should be further investigated.
3. Interior materials, finishes and fitments appear original and are generally in fair to poor condition. Battleship linoleum and 12" x 12" VAT flooring is in poor to fair condition with random patching in some locations and should be replaced. Walls, generally in good condition, require minor patching and painting. The majority of ceilings (12" x 12" glue on acoustic tile) exhibit damage and miss-matched patching and should be replaced with suspended acoustic T-bar ceilings. Doors throughout the school are damaged to some extent and do not, in some cases, meet fire resistance rating requirements. All should be replaced in a major modernization.
4. The building is constructed utilizing combustible and non-combustible construction and is not sprinklered. Several code related items including, doors in access to exit swing into no exit areas, non-latching fire separation doors, 2nd floor "dead end" corridor and storage rooms within

stair enclosures should be further investigated. A barrier free ramp exists at the front entry however, the school is not barrier free accessible. An elevator should be added to meet code requirements and expressed need. A hazardous materials audit for the school is available however extent of materials and costs for removal has not been addressed.

5. The heating systems consist of two steam boilers and perimeter baseboard radiation. The boilers are fully functional and in good working condition. Replace the boiler system as it exceeds its service life. Ventilation and cooling system by mixing of fresh air and return air working in conjunction with swamp coolers. Gym and IA rooms are handled by separate indoor make up units utilizing glycol hot water as the heating medium. Separate roof top gas fired make up air unit to serve the library. Systems require balancing and review of control components. Some classrooms are too warm while other classrooms are too cold. Replace all ventilation systems as they exceed their service lives. Insufficient water pressure to flush toilets properly. Replace hot water heaters. Boy's gang shower drain to centre of room, violation of plumbing code and health regulations. Replace plumbing fixtures and trims. Existing pneumatic controls shall be upgraded with new energy management technology.
6. The electrical service appears to be adequate. General lighting levels are inadequate and should be upgraded and replaced with T-8 lamp fixtures with electronic ballasts. No surge protection system in power supply. Upgrade fire safety system to include horn and strobes throughout, add missing heat detectors. Replace existing emergency lights and exit lights with additional units to better identify exit routes. Upgrade existing power panels.
7. Supplemental information (i.e. Roofing Report, Authority having jurisdiction Reports) has not been obtained by the district and all have been identified as requiring further information.
8. Functional and program issues have not been addressed.

Summary of Observations and Recommendations

Evaluation rating 3 or less.

The estimated construction costs for the remedial work identified in the attached evaluation forms has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Items not identified in the rate chart have been individually estimated.

1	Site Related Work	\$ 2, 500.00
2	Building Exterior	587,500.00
3	Building Interior	1,423,300.00
4	Mechanical	1,435,025.00
5	Electrical	468, 500.00
6	Portables (not applicable)	0.00
Total Estimated Cost*		<u>\$3,916,825.00</u>

* Items, which have been identified as requiring further investigation, have not been included in the estimated costs.

Space Adequacy

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is deficient

Existing Total Area (m ²)	9,064.2
Projected Required Area (m ²)	9,153.5
Deficient (m ²)	(89.3)

Further Investigation

The District provided no reports/Supplemental information, as they have not been done. The following items require further investigation:

- 1 Roofing Investigation Report
- 2 Authority having jurisdiction Report(s)

Warning: in the building review, several items were identified as requiring further investigation. Included are:

- 1 Review surface and drainage condition of on-site roads, parking lots and sidewalks.
- 2 Review block cracking and floor settlement.
- 3 Review code related items.
- 4 Review site drainage systems.
- 5 Review shower drainage re: Health Code.
- 6 Review heating thermostat locations re: hot/cold areas.
- 7 Review outside air for occupant load and air distribution.
- 8 Review exhaust system capacity.
- 9 Review MCC replacement.

School Data Plan Information

The plan information for this building is not current and the area information appears to be incorrect. It is recommended that the building plans and corresponding areas be upgraded.