

## **EXECUTIVE SUMMARY**

*In March of 2000, Alberta Infrastructure engaged Stantec Architecture Ltd. to undertake a SWAT Investigation of SFEP Evaluations produced by Riddell Kurczaba Architecture Engineering Interior Design in the fall of 1999. These evaluations studied seven (7) school facilities in the Wild Rose School District No. 66, located in the 'Central' provincial school administration Region.*

*The results of these Evaluations suggested that all seven schools were in a severe enough condition to warrant significant renovations and/or replacement based on the rating system developed by Alberta Infrastructure. The purpose of this SWAT Investigation is to assess the accuracy and consistency of the Evaluations by the independent Southern Region SFEP Coordinator who was not directly involved in the original Evaluation. Mechanical and electrical engineers from the Edmonton office of Stantec Consulting Ltd. also participated in the SWAT Investigation.*

*Although the 'Comments/Concerns' sections of the Evaluations were generally considered accurate, the SWAT Investigation determined that a number of the 'Ratings' associated with them were weighted too heavily as '1's and '2's, or more deserving of Further Investigation (F.I.). The result of these revisions placed the schools in a more 'appropriate' condition relative to the standards established by the SFE Project team. Furthermore, the revised ratings removed any concern that the local school district was negligent in its school facility stewardship and maintenance programs.*

**The sections of the original Evaluations that have been revised as part of this SWAT Investigation are noted in Bold / Italicized text similar to this section of the Executive Summary.**

*The text of the original Summary is included in this Report for ease of reference. Black and white copies of the original photographs are included in this Report, as well as annotated Mini-Plans, where appropriate.*

### **EVALUATION RATINGS 3 OR LESS**

|                             |                          |           |                     |
|-----------------------------|--------------------------|-----------|---------------------|
| <b>Section 1</b>            | <b>Site Related Work</b> | <b>\$</b> | <b>90,000.00</b>    |
| <b>Section 2</b>            | <b>Building Exterior</b> | <b>\$</b> | <b>314,600.00</b>   |
| <b>Section 3</b>            | <b>Building Interior</b> | <b>\$</b> | <b>623,500.00</b>   |
| <b>Section 4</b>            | <b>Mechanical</b>        | <b>\$</b> | <b>732,500.00</b>   |
| <b>Section 5</b>            | <b>Electrical</b>        | <b>\$</b> | <b>213,300.00</b>   |
| <b>Section 6</b>            | <b>Portables</b>         | <b>\$</b> | <b>0.00</b>         |
| <b>Total Estimated Cost</b> |                          | <b>\$</b> | <b>1,973,900.00</b> |

### **Section 7 Space Adequacy Assessment**

**The SWAT Investigation did not assess the accuracy of the school facility's Space Adequacy. Refer to original Evaluation.**

### **FURTHER INVESTIGATION**

**4.3.4 – Condition of domestic water piping unknown. No reported problems. Water flows and pressures adequate.**

**4.4.1 – Two boilers in 1982 of 4,000 Mbh input in 1992 addition. Fair condition. Investigate new loading to determine required capacity.**

**4.5.3 – Air change rates not known at this time. Normal heating design would have been for approximately 6 air changes. New design recommended and costed in 4.5.1 will have correct air exchange rates in accordance with today's design standards.**

**4.5.6 – Kitchen exhaust condition unknown, but no reported problem except the possibility of CO2 as described in Other following 4.4.13. Fume cabinet exhaust system to confirm to latest codes.**

**5.2.2 – Building has an emergency generator for powering of life safety systems. Extent of coverage is unknown.**

***5.2 Other – Poor housekeeping practices make it unsafe for students, teachers and visitors. Lack of containment within shop areas for bulk lube oils and solvents. Simple molded plastic lube oil stands c/w drips or spill containers are available, environmental issue.***

***5.3.3 – Existing natural gas unit (15kW, 189 hours). Unit appears to have a backpressure problem or vibration problem on exhaust system. Exhaust system has been repeatedly welded, considering the number of operating hours. Natural gas emergency generators are not code compliant for emergency power (life safety) applications.***

### **SCHOOL DATA PLAN INFORMATION**

***The plan information for this building is not up-to-date.***