

## **EXECUTIVE SUMMARY**

In November 1999, March 2000 and April 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 Holyrood School was evaluated on April 4, 2000.

This school was originally built in 1955, and the addition was built in 1957. Four free standing portables are on site; two are in poor condition and require major modernization. Two others are fairly new and require minor repairs.

Our on-site survey noted needs for door hardware and adjustments, replacement of dated exterior broken corrugated asbestos panels and some foundation repairs/parging. The sidewalks and parking lots/roadway requires repairs and resurfacing. As well additional parking spaces are required. The interior requires new flooring and millwork repairs/refinishing. Additional millwork is also required for some classrooms.

The mechanical systems consist of 2 original converted steam boilers providing heating to each classroom through a univent. Problems with the domestic water system include rusty water is coming out of the taps from the sink in the music room, and temperature fluctuations for the hot and cold water. There has been flooding in the crawlspace under the west wing of the building. The water causes IAQ problems due to the mouldy smell produced. This could be prevented with a sump to collect and pump away the water and an exhaust fan to keep the space dry. The steam boilers and univents are original and the insulation on all the piping is poor. The entire heating and ventilating system should be replaced with a modern system.

The electrical system is generally in good condition. Wall packs are required on the exterior for added security. Car plug-in circuits require upgrading. Some "exit" signs require repair or replacement.

## 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	\$77,000.00
2.	Building exterior (no costs included for asbestos removal)	\$51,500.00
3.	Building interior	\$160,300.00
4.	Mechanical	\$811,900.00
5.	Electrical	\$11,400.00
6.	Portables	\$104,100.00
	<b>Total Estimated Cost</b>	<b>\$1,216,200.00</b>
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.	
	Existing Total Area (m <sup>2</sup> )	3,683.9
	Projected Required Area (m <sup>2</sup> )	4,118.7
	<b>Deficiency (m<sup>2</sup>)</b>	<b>-434.8</b>

### Further Investigation

Asbestos in areas and poor floor finishes. The storm system line to the main breaks frequently. Mold in crawl space is causing IAQ problems. There are also IAQ problems in the Portables. The portables are not barrier free, further investigation is required to see if portables should be made barrier free

### School Data Plan Information

The plan information for this building is not up to date. The area information and floor plans should be updated. . It should be noted that the Key Area does not match the Utilization Report Area because the report includes areas for two portables that are not shown on the key plans.