

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 1971, and minimally modernized in 1999.

The school was evaluated on March 28, 2000. The evaluation revealed the following:

1. The site size, athletic and playground areas appear adequate and are in good condition. Similarly the parking lot and on-site road network are in good condition.
2. The building exterior with the exception of brick control joints caulking and windows is in good condition. Control joint caulking and windows should be replaced
3. Interior materials, finishes and fitments, except for the administration area appear to be original. Carpet in the classrooms and music room is worn with open seams and should be replaced. The gym floor has recently been refinished however, the stage hardwood floor requires refinishing. The suspended acoustic ceilings are generally in good condition with minor areas requiring replacement. Interior doors are in fair to good condition. Eight doors, either damaged or non-rated, require replacement. Folding partition within the gymnasium and the admin. area counter closure are damaged and should be replaced. Millwork, blackboards and tack boards are in acceptable condition. Gymnasium acoustics are poor and should be improved with new acoustic treatment.
4. The building is constructed of combustible and non-combustible construction and is not sprinklered. Fire zones appear to be present although concealed construction above zone doors should be further reviewed to confirm continuity of the fire separations. Positioning and swing of corridor zone doors should be reviewed with respect to dead end corridor conditions. Access to the school is provided via an at grade sidewalk. The single story building is accessible except for the stage/music area where a stair lift should be added. Present washrooms (one boys and one girls) should be renovated to provide barrier fire accessibility.

5. A freestanding portable unit exists on site. The unit was reported to be the property of the Government of Alberta and is not owned by the CBE. The plywood skirting is weathered and requires painting. The rustic wood lap siding fascia is in poor condition with splitting, peeling paint and possible decay evident. The furnace has exceeded its life expectancy and should be replaced. Similarly the washroom exhaust fans should be replaced. Lighting fixtures should be upgraded and exit lights, emergency lights and fire alarm components should be upgraded. Costs for upgrading the unit are included and confirmation of ownership should be reviewed.
6. The heating system consists of two hot water boilers with perimeter radiations. The boilers are fully functional and in good working condition. The heating pumps were replaced in 1994, 1997 and 1998. Two ventilation systems. Main system serving classroom and office consists of spray humidification and air conditioning. Gym air handler is strictly a heat/vent unit. Existing ventilation, cooling and humidification equipment require replacement due to age and deterioration. Central exhaust system to exhaust air from the building. Ceiling supply air diffusers shall be replaced with the diffuser type. New ducted return air system is required, to meet current building code standard. Existing pneumatic controls to be upgraded with new energy management technology.
7. The electrical service is adequate. General lighting levels are below average; some lights were turned off to save energy under the energy program. New light fixtures are required to replace the existing with T-8 lamps and electronic ballast's. Replace HID fixture ballast's serving the gymnasium. Upgrade hallway power panels to include future computer network dedicated circuits. Provision of computer network to all classrooms is required. The existing fire safety system is out-of-date and requires upgrading (fire alarm, emergency and exit lighting systems). No power surge protection system in power system.
8. Supplemental information (i.e. Roofing Report, Authority having jurisdiction Reports) has not been obtained by the district and has been identified as requiring further information.
9. 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 | \$ | 0.00 |
| 2 | Building Exterior | | 135,700.00 |
| 3 | Building Interior | | 159,000.00 |
| 4 | Mechanical | | 446,875.00 |
| 5 | Electrical | | 238,500.00 |
| 6 | Portables | | <u>13,500.00</u> |
| | Total Estimated Cost* | \$ | 993,575.00 |

* Items that 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) | 3613.3 |
| Projected Required Area (m ²) | 3983.0 |
| Deficient (m ²) | (369.7) |

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)

During the building review several items were identified as requiring further investigation. Included are the following:

- 1 Confirmation of fire zone rating continuity above ceilings.
- 2 Review location of zone doors re: dead end corridors.
- 3 Confirmation re: ownership of portable.
- 4 Review heating zone controls re: number of thermostats.
- 5 Outside air for occupant load & air qualities for air distribution.
- 6 Review for MCC replacement.

School Data Plan Information

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