

# School Facility Evaluation Project

## Alberta Infrastructure School Facilities Branch

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### EXECUTIVE SUMMARY

#### J.PERCY PAGE COMPOSITE HIGH SCHOOL, EDMONTON, ALBERTA

Constructed in 1982-83, the 12921.7 m<sup>2</sup> high school retains much of its original components (layout, finishes) and which remain in good condition

At the exterior, prefinished metal cladding panels are in good condition and appear to be performing satisfactorily. Much of the panel joint caulking has deteriorated and should be renewed. The original modified bituminous roof membrane appears to be in good condition as well, with no leaks reported. A roof inspection is recommended to confirm condition and determine expected length of service remaining. The most significant building envelope problem is with skylight leaks, and the roof inspection should include examination of their performance. This report has allowed for re-caulking and sealing of all skylight glazing in the estimate of costs.

Original interior finishes (ceramic tile, painted concrete block, metal ceiling grid) have an inherent durability, with the majority in good condition. New carpeting was installed at most classrooms and offices approximately 3 years ago and is generally in very good condition. The original textured sheet flooring installed at Science, Home Ec. and Vocational Education rooms is exhibiting areas of wear, and replacement is recommended. The large Gymnasium has recently received partial re-flooring and new finish, but noticeable gaps in the wood may require further investigation to determine cause. Flooring in the small Gym is in need of refinishing. It is recommended that all existing doors be re-painted, damaged plastic laminate countertops be replaced and various partitions be painted as indicated in the report. To access the Industrial Arts room, a platform-type lift is recommended.

A lockable metal gate was installed at the corridor to Gyms and CTS rooms at the lower floor south wing after original construction. Presumably, the purpose is to isolate the school from Gym activities that are scheduled after normal school hours. When locked, a dead-end corridor is created on either side of the gate. Resolution of this issue to satisfy security concerns as well as safety, will require further study and investigation.

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Mechanical are in good condition. Some further investigation is needed to address ongoing ventilation issues (classroom overheating), inadequate dust filter at the Industrial Arts room, and obtain air balancing information. Other work includes to install additional sprinkler heads at interior glazing, backflow preventer valve at firefighting water supply line, increase ventilation at IA. A central control system is recommended.

Recommended electrical work includes repair of the public address system, and installation of fire alarm annunciator panel at the front entry and upgrade to visual alarm devices to meet current code requirements.

The school is located at the west edge of a large area of land shared with an adjacent high school and recreation centre, sharing fields and facilities. Roads and pedestrian walkways appear to be appropriately situated and in adequate condition. Some concrete planter repair is required on the south side, and larger building signage is recommended.

The building has overall surplus area in comparison with the Provincial standard for its stated capacity. Nonetheless, there remains a severe shortage of Classrooms which is only partially offset by the additional CTS, VED rooms provided, and student gathering spaces. Existing Classrooms are slightly undersized in general, and Storage space is minimal throughout the building.

The breakdown of estimated costs for required work is as follows.

Site Conditions	\$8,500.
Building Exterior	\$42,700.
Building Interior	\$141,000.
Mechanical Systems	\$72,400.
Electrical Systems	\$20,700.
Total	\$285,300.