

## EXECUTIVE SUMMARY

### 1. Overall Impressions

The 1966 non-core school has actively pursued an ongoing maintenance and upgrade program to improve a number of past problem areas within the school. Extensive upgrade to the ventilation, humidity, and plumbing systems were done in 1998-1999. Further upgrades to the security, exterior lighting, and phone/intercom systems were done along with installation of a school-wide computer network system. Corridor floors and ceilings were upgraded and asbestos abatement was conducted in some areas. A cafeteria/lunchroom area was created from existing classrooms in the 1971 addition to provide a gathering space for students. Externally, ground improvements through newly landscaped areas have been implemented as part of a long-range development plan for the school.

The school is structurally sound and in general good condition but will require re-roofing. Additional asbestos abatement remains to be completed to a few small areas. The science lab and library millwork needs to be upgraded. This is also recommended for the older portables. The ventilation system needs to be cleaned and re-balanced. The school power system requires surge protection and a computer network upgrade. A re-lamping and energy retrofit is also recommended.

Overall, the school presents a bright, clean environment for students and staff with space and resources maximized for their program. The enrolment trend and space needs suggest this school would be a candidate for modernization.

### 2. Space Adequacy

The facility overall is 6.8% undersized from current standards. However, there are a number of shortages in the individual area components. Enrolment is currently 90% of capacity with expected growth in the short term. All classrooms, science rooms and lab areas are operating at capacity. Classroom area exceeds the current standard by 4% but two classrooms are undersized by 15%, with one additional classroom undersized by 12.6%. The science lab area is 6% undersized overall, with the science prep. area used to capacity. Ancillary areas are 3% short of the standard. However, one computer lab area has imposed on the library space for this function, creating a library area shortfall of 64% overall. The library cannot adequately serve as a resource and study area with the lab activity present. The music and drama areas are generously sized except that the drama office and dressing room areas are too small. The gymnasium is 47% undersized

to the standard. Gym storage is considered adequate but would benefit from additional storage bin/shelving for equipment. Shower areas within the locker rooms are un-used. The Phys. Ed. offices are undersized. The gym presently hosts six classes at the same time continuously through the day and is also booked evenings for numerous community functions. Access to the gym is predominantly driving the current school program schedule.

The CTS programs include Industrial Arts and Home Economics; being 33% and 40% oversized respectively. Business Education is not in the program and space is not dedicated to this use, representing a shortfall of three classrooms compared to the standard. A re-organization of the Industrial Arts area is planned with the addition of a small computer lab. Home Ec. equipment is old and replacement is suggested.

The remaining non-instructional areas are in excess of the standard by 17%. The conference room and infirmary areas however, have been given up to staff workroom space with a former workroom converted to a staff kitchen area adjacent the staff room. A recent conversion of smaller classroom space to a new larger cafeteria/lunchroom for gathering space has contributed to the space overage.

### **3. Site**

The site has been well landscaped to the west and south with additional treed pockets to the north adjacent the community center and rink. The facility is well situated on a ten-acre site with generous, well-equipped playing fields to the east. The area is bounded by chain-link fencing along the roadways east and south and adjoins a playing field of the elementary school to the north. The staff parking area to the west is too small for present staff numbers and both staff and visitors park on the residential street adjacent the parking area.

Over 300 students arrive to the school principally via parent drop-off and considerable congestion is a primary safety concern for pedestrians and vehicles. The issue warrants further investigation with the City Transportation department to improve traffic control in the area. Presently there is no dedicated drop-off lane on-site.

The staff parking area is in need of repair and re-surfacing. A garbage pad with screening is required at the northwest access. The tennis court area to the east of the school is unused and the asphalt is severely cracked. The fencing around this area should be removed and either the asphalt be repaired or removed. There is some backslope repair to the asphalt on the east building face. Concrete sidewalk repairs and re-grading are also required to the north and southwest corner walkways. The main entry requires a handicap ramp. Concrete aprons to the mechanical room and east entry door require replacement.

#### **4. Exterior**

The building envelope overall is in good condition with some minor roof leaks since repaired. The general roof is in poor condition with ponding and heavy blistering. Roof membrane replacement is recommended. The exterior walls are sound with replacement of masonry caulking at perimeters of all windows and doors recommended. Some slab movements at entry doorways have shifted the aluminum door frames. Wear of the door frames is visible, although the doors remain serviceable, these may need replacement in the short term. Some stucco repairs are required below the windowsills along the north wall. The main entry doors are currently not handicap accessible and new auto entry door openers should be installed.

#### **5. Interior**

The school, as previously mentioned, has implemented a number of improvements with additional upgrades planned for the year 2000. Among the proposed upgrades, re-painting of all classrooms and general use areas will be included. New upgrades to the library and computer areas and systematic replacement of all student and staff furniture are also planned. Along with the improvements, the remainder of the asbestos removal in the music room, general office area, library and some storage areas should be completed. The science lab countertops on work center islands should be replaced and worn fixtures repaired or replaced. The library, drama and gym area would benefit from additional millwork storage. The gym has no acoustics on the walls or ceiling and the music room will require an acoustic upgrade following the asbestos abatement.

## 6. Mechanical

Minor upgrades are required to the overall mechanical system. A vented chemical cabinet is required in the science prep area for proper storage. The school ductwork system requires cleaning and re-balancing. There are some insulation repairs in the mechanical room with possible asbestos pipe fittings requiring abatement or encapsulation. There are a number of missing fire extinguishers needed to meet code requirements.

## 7. Electrical

The electrical main service has no surge protection and some panel upgrades are required. Surge protection is also recommended on all computer systems in library and lab room areas. The 1995 computer network cabling has improper installation and is missing dedicated circuits. An overall energy upgrade to T-8 lamps with electronic ballasts is recommended.

## 8. Portables

The school has seven portables in various age related conditions. The two older portables are wood framed with wood siding and wood windows and require the most exterior upgrades to be done. The oldest 1959 unit is quite small and overheats in summer. The wood windows are missing hardware and door frames are damaged and doors will not latch. The floor is uneven and the carpeting is loose. The second oldest 1967 unit features a shed roof and clerestory lights. The siding is quite deteriorated and windows, doors and trim are in need of re-paint and re-sealing. The wood steps need to be replaced. The interior is in fair condition but would benefit from additional storage millwork. This portable also overheats in summer and consideration to adding air conditioning is recommended.

The remaining newer portables are in general good condition. Roof leaks are noted on two of the newer portables and ponding was noted from poor drainage. All featured metal siding and doors with metal stairs and landings and new PVC style windows. Carpeting was in fair condition overall and millwork featuring upper and lower cabinets were in good condition. Most portables complained of overheating in summer. Handicap ramp access was provided to portable #1 nearest the main building.

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 the Costing Unit Rate Chart developed by Alberta Infrastructure and supplemented by unit prices taken from industry sources. All estimates are based on Edmonton costs.

1	Site related work	\$ 16,900.00
2	Building exterior	46,000.00
3	Building interior	86,750.00
4	Mechanical	17,000.00
5	Electrical	152,500.00
6	Portables (not applicable)	<u>91,300.00</u>
	Total Estimated Cost	\$ 410,450.00
7	Space Adequacy Assessment	
	Existing Total Area (m <sup>2</sup> )	7,116.7
	Projected Required Area (m <sup>2</sup> )	7,632.0
	Deficient (m <sup>2</sup> )	-515.3

### **Further Investigation**

- A review of traffic control and safety issues with City Transportation
- A review of existing roof conditions for the facility and portables
- A review of remaining asbestos abatement requirements.

### **School Data Plan Information**

Site Plan –

Floor Plan – January 1976

Data-Sheet - Area Summary – April 1980