

SCHOOL FACILITY EVALUATION PROJECT EDMONTON PUBLIC DISTRICT NO. 7

**Allendale Elementary Jr. High School
Edmonton, Alberta**

EXECUTIVE SUMMARY

In February, 2000 Alberta Infrastructure engaged Tomas Anton O'Scolai Architect to evaluate the condition of several schools by using a facility condition form. This form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage.

The School was constructed in 1949, with additions in 1950, 1955 and 1972.

The School was evaluated on March 07, 2000, this evaluation deals with identifying repair and replacement of worn elements and remaining distribution of mechanical and electrical systems.

Summary of Findings, Evaluations and Recommendations:

Architecturally/Structurally, major floor coverings, windows and doors replacement are warranted, along with roof, ceiling, floor and millwork repairs. Repaving and re-grading should also be carried out.

Mechanically, the heating and ventilation requires replacement.

Electrically, the electrical systems are generally satisfactory with exception of security lighting, fire alarm and interior lighting.

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, millwork repairs etc.) have been based on unit costs as per attached unit cost supplement. All estimates are based on Edmonton costs:

1.	Site Related Work	5,300.00
2.	Building Exterior	101,000.00
3.	Building Interior	145,000.00
4.	Mechanical	1,015,000.00
5.	Electrical	276,500.00
6.	Portables (not applicable)	0.00

Total Estimated Cost:	<hr/>	1,542,800.00
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7. Space Adequacy Assessment:

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is deficient.

Existing Total Area (m2)	5,778.40
Projected Required Area (m2)	5,795.00
Deficient (m2)	16.6

Further Investigation:

Investigation of the bearing capacity of the roof trusses in the 1972 addition. Investigation of the cracks in corridor ceiling and floor slab of the original 1949 section.

School Data Plan Information:

The area information has been corrected. Updated floor plan, site plan are attached at the end of the Facility Evaluation Report.

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