

School Facilities Evaluation Project

Evaluation Team: PGA Architects Ltd.
F & Y Engineering Concepts Ltd.

Date of Tour: November 22, 1999

School Name/City, Town: Broadmoor Junior High School
Sherwood Park

School District: Elk Island Public Schools
Regional Division No. 14

Executive Summary:

ARCHITECTURAL

1. This is a special needs school that does not conform to provincial area guidelines.
2. The school is on leased property from Strathcona County. The lease is due in May of the year 2000. Elk Island Public School, Regional Division No. 14 are in the process of negotiating to have the lease extended.
3. This school is allowed to use the school grounds and gym of the neighboring Salisbury Composite High School.
4. The school has a fully developed concrete basement with required exiting. The main floor is wood frame construction with sloped wood roof trusses.
5. The school was moved from another site to this site in 1969.
6. The school is not barrier free accessible at this time.
7. Nothing should be done to this school until a lease is signed or it is relocated again.

MECHANICAL

1. Plumbing system good. The heating and ventilation system are in poor shape and require emergency upgrade.

ELECTRICAL

1. Building 1969.
2. Emergency lights are required.
3. All other electrical equipment and devices are in good condition and are functional.

Summary of Observations & Recommendations:

ARCHITECTURAL

1. Re-grade and re-asphalt surface of parking lot.
2. Re-route eavestroughing and downspouts away from school main entrance.
3. Install elevator for barrier free access to three floor levels.

MECHANICAL

1. Plumbing
 1. Copper piping and valves are good condition.
 2. Water fixtures are being upgraded.
 3. Water heater is serviced.
 4. Weeping tile sump pump is always operating.
2. Heating
 1. 1969 section No adequate heating and no back-up. The original furnaces are over worked.
 2. All furnaces no boilers.
3. Ventilation
 1. Basement originally was for minimum classroom use and now there is a library and CTS rooms. One furnace services all using underslab ductwork which dirty and floor grilles are severally beaten up. Limited fresh air.
 2. No fire dampers.
 3. Upstairs has poor ventilation and fresh air.
 4. Stale odour is present throughout the school
4. Controls
 1. On/off furnace thermostats.
5. Fire protection
 1. Fire extinguishers are used.
6. Cost to repair is \$70,000.00

ELECTRICAL

1. Emergency lights are required on the west side stairwell, pointing down to the basement (1969).
2. All the lights in the school are T12 fluorescent lamps. It is recommended that these be changed to T8 lamp fixtures complete with energy saving ballasts if renovation occurs.
3. It is recommended that all exit lights to be of the LED type complete with DC backup if future renovation occurs.

Breakdown of Costs:

1. Emergency lighting \$400.00

Total Costs \$400.00

SPECIFIC

1. Evaluation Components	
1. Site Conditions	\$ 33,500.00
2. Building Interior	\$ 1,500.00
3. Building Exterior	\$ 30,000.00
4. Mechanical	\$ 70,000.00
5. Electrical	\$ 400.00
6. Portables (N/A)	<u>\$ 0.00</u>
Total Estimated Cost	\$135,400.00

2. Space Adequacy

This is a special needs school for junior high students and does not fall under the supplied 'School Building Area Guidelines'.

Further Investigations Required:

ARCHITECTURAL

- 1. Not required.

MECHANICAL

- 1. Not required.

ELECTRICAL

- 1. Not required.

School Data Plans

- 1. Require updating.