

School Facility Evaluation Project

Alberta Infrastructure School Facilities Branch

EXECUTIVE SUMMARY

HARRY AINLAY HIGH SCHOOL, EDMONTON, ALBERTA

The high school was originally constructed in 1965, with major expansion in 1968, and minor addition (enclosure of an original courtyard) in 1991, bringing the total area to 25286 m². Construction is masonry and concrete walls/columns, with roof concrete beams/joists and floor concrete slab on grade. Although well constructed of durable materials, age and intensity of use (current capacity 2250 students) have contributed to the need for replacement and upgrade of many components.

The majority of the roof has a modified bitumen membrane in good condition - areas below clerestorey windows are poorly drained and require re-sloping (roof drains are an alternative, but may be difficult to route where the underside of structure is exposed). Some remaining sections of built-up roof are in good condition, with the rest in poor condition and requiring replacement. Original windows and doors are in serviceable condition. Repair and adjustment are needed to maintain the aluminum entrance doors, and windows require re-caulking and sill flashing to prevent water infiltration.

Much of the original terrazzo and VCT flooring remain in good condition. All original carpeting (or existing over 12 years old) is in need of replacement. Ceiling tile at corridors and some classrooms are damaged or stained and should be replaced. Counters at Science rooms (except Industrial Chemistry), Beauty Culture, and half of CTS/VED areas require replacement, with repair/refinishing of cabinets. Washroom vanities need repair. Phys Ed area lockers are corroded and should be replaced. Automatic door operation is recommended at the two existing barrier-free entrances. Designated barrier-free washrooms are deficient in required clearances and needs further study to determine feasibility of renovation work.

Recommended mechanical work includes relocation of fire hydrant to comply with current code, installation of air system humidification grids and mist eliminators at 2 central AHU's, and ventilation system upgrades at Automotive and Welding Shops. Electrical systems are adequate and in good condition, with no foreseeable work recommended.

School Facility Evaluation Project

Alberta Infrastructure School Facilities Branch

EXECUTIVE SUMMARY

Site conditions are generally adequate. Asphalt paved vehicle parking areas require repair and concrete pads at waste collection areas. Additional metal signage on the exterior wall is recommended to supplement existing. Further investigation is recommended to determine solutions to congestion caused by vehicle and bus drop-off along 111 Street.

Standard instructional spaces (regular and Science classrooms, Library, and Admin/Staff/Storage) are deficient in comparison to provincial standard for equivalent capacity (2250), but overall area of school is well above the provincial total, due to the large areas devoted to Vocational Education. Existing spaces appear adequate to accommodate the school program requirements.

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

Site Conditions	\$35,000.
Building Exterior	\$233,000.
Building Interior	\$339,500.
Mechanical Systems	\$132,400.
Electrical Systems	\$0.
Total	\$739,900.