

**C.J. PEACOCK  
ELEMENTARY/JUNIOR HIGH SCHOOL  
CEREAL, ALBERTA**

**School Facility Evaluation Project  
Prairie Rose Regional  
South Region, Div. #8**

**Prepared For  
Alberta Infrastructure  
March 2000**

**Prepared By  
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## **EXECUTIVE SUMMARY**

In March 2000, Alberta Infrastructure engaged CJC Architects Inc. to evaluate the condition of schools within the Prairie Rose Regional Div. No. 8 School District. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1959. An addition was constructed in 1973. Renovations include: library and shower/dressing rooms and a storage room adjacent to the gym. There is one (1) portable dated 1959.

The school is constructed of concrete slab on grade and masonry bearing walls. The roof structure is wood framed. A partial basement is located under the stage in the gym.

### **Summary of Observations and Recommendations**

The school jurisdiction has no roof replacement program in place and consequently the roofing requires further investigation. The presence of hazardous material in the building is expected on piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional costing for removal of hazardous material has not been included in any of the costing.

#### **Architectural**

The exterior of the building is brick and stucco and generally in good condition with only minor repairs required. The interior is well maintained. A new wood frame floor structure is required in the gym storage room otherwise repairs are minor. Barrier-free washroom is required and also H/C door operators. The portables require barrier-free access.

#### **Mechanical**

The existing plumbing system requires minor upgrades. The heating and ventilation is by forced air furnaces and requires minor upgrades. Ventilation system is required in the original building since there is no ventilation supply air system.

#### **Electrical**

The main service panels and distribution panels require replacement. Requires additional outlets for program and convenience. Life safety systems require replacement and upgrading to meet code. Lighting is generally satisfactory.

Data cabling and communication is adequate, however, there is no intercom or public address system and no telephone in classrooms.

### Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the current market prices were used.

1.	Site Related Work	\$10,500.00
2.	Building Exterior	\$4,500.00
3.	Building Interior	\$33,000.00
4.	Mechanical Systems	\$74,550.00
5.	Electrical Systems	\$21,300.00
6.	Portables	\$8,300.00

Total Estimated Costs	\$152,150.00
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### Space Adequacy

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

Existing Total Gross Area (sm)	1824
Projected required total gross area (sm)	2218

Overage / (deficiency) (sm)	(394)
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### Further Investigation

Further investigation is required to assess the roofing condition, possible site drainage problems; structural cracks in basement and removal of hazardous material during any renovation work. Code issues relating to absence of corridor fire separation between 1959 and 1973 sections should be reviewed. Mechanical work requiring further investigation relates to heating system combustion air being blocked off, Item 4.4.3.

### School Plan Data Information

The plan and data information for the building was supplied by the school jurisdiction. The information generally appears to be up to date except for renovations to shower/dressing areas and the addition of a storage room adjacent to the gym.