

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Hemisphere Engineering Inc.

Date of Tour: November 16, 1999
December 15, 1999

School Name/City, Town: Archbishop MacDonald, Edmonton

School District: Edmonton RCSSD No. 40

Executive Summary:

In November of 1999, Alberta Infrastructure engaged Henderson Inglis Partridge Architects to evaluate the conditions of several schools by using a facilities conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for use by Henderson Inglis Partridge. The school was evaluated on November the 16th and a return visit occurred on December the 15th 1999.

This school is a concrete/masonry two-storey structure and was completed in 1965. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1987, 1992, 1993, 1996, and 1997 all minor which includes such items as Drama Theatre upgrade, Resource Centre upgrade, and Music room upgrade. Portables have been at the school for approximately 3 years.

SITE

A conflict between pedestrian and vehicular traffic exists at the South Entrance. Further Investigation is required. Some repair work is required to concrete walkways.

BUILDING ENVELOPE/EXTERIOR

Problems with an existing pre-finished metal panel and associated windows persist in the building. Some have been replaced but the remaining also requires replacement. Some additional building area may be required to accommodate mechanical installations.

BUILDING INTERIOR

Principal areas requiring attention are the floors in main circulation areas and T- bar ceilings.

MECHANICAL

Underground supply air ducts fill with groundwater; limited capability of delivering adequate outside air; replace ventilation system; provide humidification.

ELECTRICAL

Insufficieint receptacles in classrooms and work areas. In addition to receptacle circuit upgrading luminaires should be replaced with energy efficient type.

COST ESTIMATES

The total estimated cost of remedial work estimated for this school is

\$2,114,000

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, were assessed based on experience of Henderson Inglis Partridge Architects in the Edmonton area.

SPACE ADEQUACY ASSESSMENT

The existing area according to the School Building Area Guidelines is deficient by 349.5 square metres.

Further Investigations Required:

ARCHITECTURAL

Edmonton Catholic Schools provided a document entitled "Educational Facilities Master Plan 2007" dated March 1998 to the study team. This documented a physical evaluation of the schools similar to this study. The Educational Facilities Master Plan gives Archbishop

MacDonald a 4 or adequate rating for with reference to Building Code issues rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work or costs for 1997 Alberta Building Code compliance have not been identified. Further Investigation may be required.

There appears to be a vehicular/pedestrian congestion problem at the Main (South Entrance to the School). Further investigation is required.

MECHANICAL

None

ELECTRICAL

Original light fixture ballasts may contain PCB's. Further Investigation is required.