

## **School Facilities Evaluation Project**

Evaluation Team: Henderson Inglis Partridge Architects  
Hemisphere Engineering Inc.

Date of Tour: November 23, 1999  
December 14, 1999

School Name/City, Town: J.J. Bowlen, 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 23<sup>rd</sup> and a return visit occurred on December the 14<sup>th</sup> 1999.

This school is a masonry two-storey structure and was completed in 1970. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1991, 1993, 1995, 1996, and 1998 all minor which includes such items new Science room, subdividing the Industrial Arts area to create a CTS area, and creation of an exit corridor on the second floor.

### **SITE**

Some repairs are required to the perimeter concrete walkways.

### **BUILDING ENVELOPE/EXTERIOR**

Some cracking was noted in the brickwork and recaulking/exterior repainting is required.

### **BUILDING INTERIOR**

Principal areas requiring attention include T- bar ceilings, installation of an elevator and other upgrades for barrier free access, and replacement of floor materials in areas currently carpeted or fitted with a moulded acrylic floor. School in need of repainting.

## **MECHANICAL**

Provide humidification systems.

## **ELECTRICAL**

Electrical systems generally acceptable . Lighting upgrade required in gymnasium and remainder of school should be retrofitted with energy efficient luminaires.

## **COST ESTIMATES**

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

**\$499,500**

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 296.9 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 J.J. Bowlen a 1 or unacceptable or unsafe rating for with reference to Building Code issues. No reasons were specifically identified for this rating. The installation of the corridor at the second floor level may have been in response to this 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.

***MECHANICAL***

None

***ELECTRICAL***

None