

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge
Hemisphere Engineering Inc.

Date of Tour: December 1999

School Name/City, Town: Sir John Thompson, Edmonton

School District: Edmonton RCSSD No. 40

Executive Summary:

ARCHITECTURAL

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 December the 6th and a return visit occurred on December the 15th 1999.

Sir John Thompson was originally built in 1968 with minor modernizations in 1984, 1992, 1993, 1995, 1997 and 1998. The school is a two-storey concrete/masonry structure with wood-framed Portables attached at the southwest corner of the school. The exterior is in reasonable condition with some minor damage to brickwork at corners. Panels above and below windows, which are currently finished with metal siding, should be replaced with a maintenance-free material such as stucco, which is used elsewhere on the building.

The site was found to be acceptable in all areas and will likely not require upgrading or additional funding in the near future except for repaving of the drive-thru and staff parking lot. A program of regular maintenance will ensure that current standards are maintained.

The interior of the school requires some minor modernization throughout to bring the building to current standards of quality for finishes and equipment. Most finishes and millwork are original and nearing the end of their life expectancy and should be replaced on a room-by-room basis. Space for students eating lunch is grossly inadequate, and needs to be addressed in the near future. The Gymnasium currently serves this function in addition to its normal function of assembly and physical education space. Access for the physically disabled is limited to the main floor.

MECHANICAL

Install new perimeter hot water heating to all classrooms and occupied spaces. Replace air-handling equipment; clean existing ductwork that is reused; replace furnaces in portables with units that have adequate capacity for ventilation.

ELECTRICAL

Generally, the school is operating adequately. No major electrical items. Recommend a preventative maintenance program being implemented. Replace broken receptacles, clean and vacuum out all electrical equipment and tighten panel feeder lugs.

COST ESTIMATES

The total estimated cost of remedial work for this school is

\$604,950

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 214 square metres. This number does not include specific areas, which were missing in the guidelines for equivalent new facilities such as Home Economics, Industrial Arts and Other CTS Programs. It also does not address specific user needs or anticipated future needs.

Further Investigations Required:

ARCHITECTURAL

There are three main areas, which require further investigation. The first is the roof, which according to records, has not been re-inspected since construction of the school in 1968. A thorough inspection by qualified roofing inspectors is recommended.

The next major area requiring further investigation is building code issues. 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 Sir John Thompson a 1 or unacceptable or unsafe rating with reference to Building Code issues. No specifics are given for the reasons for 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 has not been identified.

The last item requiring further investigation is the existing flooring. Most flooring appears to be of the vinyl asbestos type, which contains asbestos fibres, bound in resin and is thus not considered hazardous on its' own. However, removal of this flooring should be undertaken with precautionary measures because any abrasive action on the tile will release small amounts of fibre into the air. This includes scraping, sanding, and chiseling actions. Further investigation should be done to determine if existing flooring is of this type.

MECHANICAL

None

ELECTRICAL

None