

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Hemisphere Engineering Inc.

Date of Tour: November 23, 1999
December 7, 1999

School Name/City, Town: Mount Carmel, 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 23rd and a return visit occurred on December the 7th 1999.

This school is an assembly of one and two storey buildings, frame or masonry construction the initial portion of which was completed in 1925. Additions/renovations occurred in 1948, 1950, 1951, 1962, and 1968. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1990, 1996, 1999 all minor and include such items as alterations to Stage, conversion of Science Rm. to Computer Room, corridor acoustics, creation of video conferencing room, C.R. and smaller library. This is an older school and the finishes throughout show evidence of this age.

SITE

Some repairs are required to the perimeter concrete walkways and the South parking area forces cars to back out onto a somewhat busy thoroughfare and is unsafe.

BUILDING ENVELOPE/EXTERIOR

New roof 1948 section, basement leaks 1925 section, window replacement and stucco repairs are some items requiring attention. Some additional building area may be required to accommodate mechanical upgrades.

BUILDING INTERIOR

Principal areas requiring attention include T- bar ceilings required from both an existing condition point of view and installation of mechanical upgrades, installation of an elevator and other upgrades for barrier free access, and replacement of floor materials in some areas, and a complete interior repainting.

MECHANICAL

Install new ventilation systems complete with humidification in 1925, 1948, 1962, 1950 and 1051 wings; install heating coil and humidification in 1968 air handling system; replace entrance heaters.

ELECTRICAL

Older sections of school (pre 1968) require electrical upgrading and modernization; in particular 1925 distribution requires replacement. Also, luminaires throughout entire school require upgrading to energy efficient type.

COST ESTIMATES

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

\$1,372,000

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 has a surplus of 1114.8 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 Mount Carmel a 1 or unacceptable or unsafe rating for with reference to Building Code issues. No reasons were specifically identified 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 have not been identified. Further Investigation may be required.

MECHANICAL

None

ELECTRICAL

Ballasts in existing fixtures may contain PCB's. Further Investigation is required.