

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: St. Basil, 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 1952. Additions/expansions occurred in 1953, 1954, 1965, and 1972. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1990, 1996, 1999 all minor and include such items as; Science Rm. upgrades, upgraded snack/serverly area, minor alterations to improve handicapped access and installation of a security safe. This is an older school and the finishes throughout show evidence of this age.

SITE

Some repairs are required to the perimeter concrete walkways.

BUILDING ENVELOPE/EXTERIOR

New windows are required in the 1965 Section and Mechanical Upgrades may require some additional building area.

Building Interior: Work required includes 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

Provide new ventilation systems for hallways except 1968 and 1972, complete with humidification; clean existing ductwork distribution; install heating coil in 1968 air system.

ELECTRICAL

Electrical systems in 1952/53/54 portion of school requires modernization; in particular distribution in this section of the school is undersized (tripping occurs disrupting education). Luminaires throughout all sections of school are not energy efficient and should be upgraded.

COST ESTIMATES

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

\$1,263,500

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 335 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 St. Basil a 2 or unsatisfactory or inappropriate 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

None