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:	St. Francis of Assisi, 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 14th 1999.

This school is an assembly of one and two storey buildings, frame or masonry construction the initial portion of which was completed in 1949. Additions/expansions occurred in 1950, 1954, 1963, and 1968. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1990, 1991, 1992, 1993, 1995, 1997, 1998 all minor and include such items as; Music Room upgrades, Handicapped washroom and change table installation, fume hood Science Room, Music storage and Practice Room upgrade, upgrade Food Studies, subdivision of I.A. to create C.T.S. lab. This is a large school built in many sections, many of which are quite old. The finishes vary throughout show evidence of the age of the school.

SITE

Very little in the way of problems evident, broken concrete parking bumper.

BUILDING ENVELOPE/EXTERIOR

Window repairs may prolong the life of the 1963/1968 section but replacements will be required within 10 years. 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

Replace heating systems; install new ventilation systems with humidification (except 1968 wing).

ELECTRICAL

Insufiicient receptacles in classrooms and work areas. In addition to branch cicuit upgrading, luminaires should be replaced with energy efficient type.

COST ESTIMATES

The total estimated cost of remedial work estimated for this school is: **\$1,517,250**

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 203 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. Francis of

Assisi 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

Sections of the building may contain asbestos associated with mechanical systems. Further investigation is required.

ELECTRICAL

Original fixtures may have ballasts with the presence of P.C.B.'s. Further investigation is required.