

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. James, 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 1953. Additions/expansions occurred in 1956, 1959, 1973. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1992, 1998, all minor and include such items as; Science Prep. Rm. upgrades, renovation to staff workroom and washroom area, modifications to correct heating problem in two classrooms. School looks 'fresh' considering age partially because of a complete interior repaint which is in the final stages of completion.

SITE

Some repairs are required to the perimeter concrete walkways.

BUILDING ENVELOPE/EXTERIOR

Recaulking of sills is required; Glass Block in Library, which appears to be marginal, should be replaced. 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.

MECHANICAL

Install a new ventilation system with provision for humidification; replace entrance heaters.

ELECTRICAL

Inadequate receptacles in classrooms and work areas. In addition to upgrading quantity of outlets, luminaires throughout should be upgraded to energy efficient type. Consideration should also be given to upgrading electrical service from single phase to three phase.

COST ESTIMATES

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

\$1,055,000

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 404 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. James 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

Asbestos insulation covers boilers. Further Investigation is required.

ELECTRICAL

Original fixture ballasts would contain P.C.B.'s. Further investigation is required.