

## **School Facilities Evaluation Project**

Evaluation Team: Henderson Inglis Partridge Architects  
Hemisphere Engineering Inc.

Date of Tour: November 22, 1999  
December 14, 1999

School Name/City, Town: St. Jerome, 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 22<sup>nd</sup> and a return visit occurred on December the 14<sup>th</sup> 1999.

This school is a one storey building, masonry construction and was completed in 1970. No additions/expansions have occurred. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1992, 1994, 1995, 1997 and 1999, all minor and include such items as; classroom enclosure, upgraded Gym storage, upgraded computer counter, expansion of general office and installation of supervisory window, and installation of security safe.

### **SITE**

Site accessories require repairs, garbage bins at Main School entrance are unattractive.

### **BUILDING ENVELOPE/EXTERIOR**

Windows require replacement, and some stucco repair and exterior repainting is required. Additional windows providing greater daylight to school interior would be desirable. Mechanical upgrades may require additional building area.

### **BUILDING INTERIOR**

Work required includes T- bar ceilings - required from both an existing condition point of view (greatest need in circulation areas) and installation of mechanical upgrades., ramp to gym and other upgrades for barrier free access, and a complete interior repainting.

## **MECHANICAL**

Replace perimeter classroom ventilators with perimeter heating; install ventilation systems with humidification for perimeter classrooms; provide heating elements in gymnasium.

## **ELECTRICAL**

Electrical systems generally adequate for 1999 needs but upgrading of luminaires (for energy efficiency) and provision of additional receptacles throughout are required for immediate future viability of the facility.

## **COST ESTIMATES**

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

**\$557,840.00**

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 on the basis of 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 7square 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. Jerome a 4 or adequate for intended use rating 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