

## **School Facilities Evaluation Project**

Evaluation Team: Henderson Inglis Partridge Architects  
Hemisphere Engineering Inc.

Date of Tour: November 22, 1999  
December 7, 1999

School Name/City, Town: St. Michael, 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 7<sup>th</sup> 1999.

This school is an assembly of one-storey buildings with some small mezzanine areas in the 1946 section. All sections are indicated on the Data Sheets as being frame. Some masonry was noted on site in the 1946 section. Additions/expansions occurred in 1949, 1953, 1957, 1962 and 1970. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1992, 1997, 1998, 1999 all minor and include such items as; installation of window office area, electrical for computers, upgrades to Library, installation of security safe.

### **Site:**

Some repairs are required to the perimeter concrete walkways. Parking/Pedestrian conflict North side.

### **Building Envelope/Exterior:**

Further investigation is required to determine whether the cracking/settlement in 1946 section is stable. Some stucco repairs are required which may be linked to settlement issue.

**Building Interior:**

Work required includes T- bar ceilings - required from both an existing condition point of view and installation of mechanical upgrades. Some ramp upgrades are required for barrier free access, and replacement of floor materials in some areas, and a complete interior repainting.

**MECHANICAL**

Replace steam heating systems with perimeter hot water; install new ventilation systems throughout with provisions for humidification.

**ELECTRICAL**

Insufficient receptacles and inadequate distribution require replacement/upgrading. Also luminaires should be replaced with energy efficient type.

**COST ESTIMATES**

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

**\$1,371,500.00**

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 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 199 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. Michael a 1 or unsatisfactory 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***

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