

## **School Facilities Evaluation Project**

Evaluation Team: Henderson Inglis Partridge Architects  
Hemisphere Engineering Inc.

Date of Tour: November 18, 1999  
December 15, 1999

School Name/City, Town: St. Rose, 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 18<sup>th</sup> and a return visit occurred on December the 15<sup>th</sup> 1999.

This school is a two storey building, concrete/masonry construction the initial portion of which was completed in 1962. Additions/expansions occurred in 1965. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1991, 1992, 1995, 1996, 1998, all minor and include such items as; alterations to Administration Offices, Computer Rm. upgrades, minor alterations to Art Room, Stage opening enclosure, upgrade to Gym floor, additional storage, provision of supervisory window between library and Computer Room.

### **SITE**

Some repairs are required to the perimeter concrete walkways and repairs to site accessories.

### **BUILDING ENVELOPE/EXTERIOR**

Some windows have been replaced and the remaining should be. Ceramic tiles on South façade are damaged and missing. There is a drainage problem at the North West entrance, which creates a hazardous ice problem, 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. Science Labs do not fulfill schools requirements. Phased replacement of lockers is recommended.

## **MECHANICAL**

Install new ventilation systems with humidification; replace unit ventilators with perimeter heating.

## **ELECTRICAL**

Insufficieint receptacles throughout. Upgrading receptacle quantities will necessitate panel and distribution upgrades. Consideration should be given to replacing existing single phone service with new 3 phase service. Also lighting to be upgraded to energy efficient type.

## **COST ESTIMATES**

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

**\$1,503,500.00**

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 has a surplus of 392 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. Rose 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***

Some original building fixtures may have ballasts containing P.C.B.'s. Further investigation is required.