

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Hemisphere Engineering Inc.

Date of Tour: November 16, 1999
December 15, 1999

School Name/City, Town: St. Vincent, 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 16th and a return visit occurred on December the 15th 1999.

This school is an assembly of buildings mostly frame, the initial portion of which was constructed in 1952. Additions expansions occurred in 1953, 1955, 1960, the most recent having occurred in 1969 and is masonry construction. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1992, 1993, 1995, 1997, and 1999 all minor which includes such items as; Minor Modernization construct Time-out Rm., upgrade gym storage facilities to E.C.S.B. standards, expand Staff Rm. & upgrade kitchen area, upgrade A.V. Rm. to a Literacy Center with computer lab that will be integrated to Language Arts/Social/Science, access the Library as a reference center working area & media centre, convert Office to Science Preparation Rm. with sink, expand & upgrade General Office.

SITE

Some repairs are required to the perimeter concrete and asphalt walkways/play areas; school entrance is almost undetectable and requires improvements. Some back slopes to building suggest regrading.

BUILDING ENVELOPE/EXTERIOR

Reasonable considering age, some additional building area may be required for mechanical upgrades, some replacement windows are required in the 1953 section.

BUILDING INTERIOR

Principal areas requiring attention include T- bar ceilings, barrier free washroom is required, and replacement of floor materials, repainting particularly in high traffic areas.

MECHANICAL

Install new ventilation systems in all wings except 1969 wing; replace entrance heater.

ELECTRICAL

Insufficient receptacles in classrooms and work areas for safe and adequate use of equipment. Upgrading of some panels required to accommodate the additional receptacles.

COST ESTIMATES

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

\$608,850.00

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 156.6 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. Vincent a 1 or unacceptable 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

1955 section, recently renovated computer/library areas utilize new panels, pak poles, and wiring/routing via crawl space.