

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Hemisphere Engineering Inc.

Date of Tour: November 23, 1999
December 14, 1999

School Name/City, Town: Father Leo Green, 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 14th 1999.

This school is a masonry single storey structure and was completed in 1968. Additions/Renovations occurred in 1968, 1971, 1981, and 1988. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1984, 1988, 1992, 1992, 1996, and 1999 all minor which includes such items as renovating administration offices, computer network installation and a Code Upgrade for travel distance to exit.

SITE Some repairs are required to the perimeter concrete walkways.

BUILDING ENVELOPE/EXTERIOR

Some cracking was noted in the Gym stucco finish.

BUILDING INTERIOR

Principal areas requiring attention include T- bar ceilings and some upgrades for barrier free access.

MECHANICAL

Provide humidification systems; clean ductwork; upgrade exhaust ventilation systems.

ELECTRICAL

Lighting should be upgraded to energy efficient type. Additional receptacles required to accommodate future programming and electronic usage.

COST ESTIMATES

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

\$386,000

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 157.4 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 Father Leo Green 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

None