School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge
Hemisphere Engineering Inc.

Date of Tour: December 1999

School Name/City, Town: St.Cecilia, Edmonton

School District: Edmonton RCSSD No. 40

Executive Summary:

ARCHITECTURAL

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 December the 6th and a return visit occurred on December the 15th 1999.

St. Cecilia was originally built in 1966 with two additions in 1967 and 1972. The school is a two-storey concrete/masonry structure with a significant amount of curtain wall type cladding. Six minor modernizations occurred in 1991, 1992, 1994, 1997, 1998, and 1999. The exterior is in poor condition with exception of the painted masonry on the newer portions of the school. Recommendations are to replace the curtain wall panels and the existing stucco with new acrylic stucco. This will make all the exterior finishes maintenance free and help unify the palette of materials used on the school.

The site was found to be acceptable in most areas and will likely not require extensive upgrading in the near future. Some improvements to vehicular access and signage are recommended. In addition, a program of regular maintenance will ensure that this aspect of the school continues to maintain acceptable standards.

The interior of the school requires major modernization to bring the building to current standards of quality for finishes and equipment. Most finishes and millwork are original and nearing the end of their life expectancy. Flooring, walls and ceiling finishes need to be replaced with low-maintenance materials to lower operating and maintenance costs. Stapled acoustic tile ceiling systems, which are inaccessible need to be replaced with, suspended systems, which allow for mechanical, electrical and communication upgrades. Access for the physically disabled is limited to the main floor.

MECHANICAL

Minor repairs to piping; upgrade specific items on ventilation systems; provide humidification.

ELECTRICAL

As mentioned in the report, the main switchgear requires some maintenance and should be completed within the year. A majority of all the corridors throughout the school are under lit.

COST ESTIMATES

The total estimated cost of remedial work for this school is **$917,000**

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 194 square metres. This number does not include specific areas, which were missing in the guidelines for equivalent new facilities such as Home Economics, Industrial Arts and Other CTS Programs. It also does not address specific user needs or anticipated future needs.

Further Investigations Required:

ARCHITECTURAL

There are four main areas, which require further investigation. The first is the roof, which according to records, has not been re-inspected since construction of the newest portion of the school in 1972. A thorough inspection by qualified roofing inspectors is recommended.

The next major area requiring further investigation is building code issues. 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 Holy Cross a 1 or unacceptable or unsafe rating with reference to Building Code issues. No specifics are given for the reasons 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 has not been identified.

The third item relates to the exterior envelope around the original portion of the school. Stucco panels, which are cracked, and bulging may be the result of repeated freeze / thaw cycles and warm moist air escaping from the building. Further investigation is required to determine extent of insulation and vapour barriers in the exterior wall system. An investigation of the original contract documents is required to determine the type and amount of insulation used. Once this has been established, thermal imaging can be used to determine whether certain portions of the wall are colder than others. This will then allow for a more compressive design for re-insulating if required.

The last item requiring further investigation is the existing flooring. Most flooring appears to be of the vinyl asbestos type, which contains asbestos fibres, bound in resin and is thus not considered hazardous on its' own. However, removal of this flooring should be undertaken with precautionary measures because any abrasive action on the tile will release small amounts of fibre into the air. This includes scraping, sanding, and chiseling actions. Further investigation should be done to determine if existing flooring is of this type.

MECHANICAL

Asbestos may be present on piping elbows.

ELECTRICAL

None