

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge
Hemisphere Engineering Inc.

Date of Tour: December 1999

School Name/City, Town: Archbishop O'Leary, 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 7th and a return visit occurred on December the 15th 1999.

Archbishop O'Leary was originally built in 1959 with four additions in 1963, 1965, 1968 and 1994. The school is a two-storey concrete/masonry structure with a partial basement and crawl space. Six minor and major modernizations occurred in 1992, 1994, 1995, 1997 and 1998. The exterior is in reasonable condition with exception of the sunshades and windows. Sunshades are damaged and aged, and should either be replaced or removed entirely depending on the extent of window replacement. The exterior windows are aluminum sliders, which are considered the least efficient window available and are inappropriate for this building type.

The site was found to be marginally acceptable in many areas and will require extensive upgrading in the near future. Improvements to vehicular access, signage and parking are highly recommended. A single access road to a poorly laid out parking area creates major congestion during peak hours. In addition, the passenger drop-off area occurs on a busy arterial roadway with parked cars blocking direct sidewalk access. A program of regular maintenance will be required to ensure that this aspect of the school continues to maintain acceptable standards.

The interior of the school requires minor modernization to bring the building to current standards of quality for finishes and equipment. Most finishes and millwork are in good to reasonable condition with exception of the ceilings in the 1959 section. Stippled ceiling finishes applied directly to structure need to be replaced with suspended acoustic tile systems, which allow for mechanical, electrical and communication upgrades. Space for students eating lunch is still inadequate, despite a recent addition built specifically to address this issue. Space for

storage is grossly inadequate and needs to be addressed in the near future. Access for the physically disabled is not limited, but is somewhat inconvenient for multiple users.

MECHANICAL

Replace classroom unit ventilators with perimeter hot water heating; install new ventilation systems.

ELECTRICAL

Building demand load is likely approaching service capacity and further investigation is required. Older sections of school require more receptacles and panelboards. Luminaires should be upgraded to energy efficient type.

COST ESTIMATES

The total estimated cost of remedial work for this school is
\$4,026,000

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 243.5 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 skylights on the west wing of the original building. These are showing signs of deterioration and may need to be replaced or removed entirely. Further investigation is required to determine extent of failure and whether the system merits repairing or total replacement. Damage to adjacent finishes is apparent at some locations, and difficult to assess at others.

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

None.

ELECTRICAL

Vintage of older style fluorescent wrap-arounds not known; may be pre 1968 and original ballasts would contain PCB. Further investigation required to determine age and type.