

**ISABEL F. COX
ELEMENTARY SCHOOL
REDCLIFF, ALBERTA**

**School Facility Evaluation Project
Prairie Rose Regional
South Region, Div. #8**

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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EXECUTIVE SUMMARY

In March 2000, Alberta Infrastructure engaged CJC Architects Inc. to evaluate the condition of schools within the Prairie Rose Regional Div. No. 8 School District. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1954. Additions were constructed in 1955, '61, '66, '71 and '99. Substantial renovations were carried out in 1999 as part of a major scheme to restore the existing crawl spaces and to purge the building for reported health reasons. There is one (1) Portable dated 1975.

The school is wood frame construction with a crawl space for most of the older sections. The 1999 section has a concrete slab on grade. The roof structure is wood framed. The Building is fully sprinklered.

Summary of Observations and Recommendations

The school jurisdiction has no roof replacement program in place and consequently the roofing requires further investigation. As a consequence of the recent renovations and new construction, the school is generally in very good condition.

Architectural

This building has been substantially upgraded and is generally in good condition. The interior work identified consists of minor floor re-finishing and some barrier-free requirements. The site conditions are generally good with minor repair work. Costs are identified to relocate perimeter fencing which is located on public property and extending the landscape irrigation to the south side of the building. The playground areas require proper pea gravel bases. The portable building requires new exit door and the reinstatement of the steps at each exit. There is also a cost identified to replace the original siding, which is 25 years old.

Mechanical

The mechanical systems have been modernized and are in good condition except for modifications identified for the humidification system and some other minor items.

Electrical

The electrical systems are appropriate and condition is good with only minor cost items identified.

Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the current market prices were used.

1.	Site Related Work	\$22,500.00
2.	Building Exterior	\$5,500.00
3.	Building Interior	\$7,500.00
4.	Mechanical Systems	\$25,750.00
5.	Electrical Systems	\$3,100.00
6.	Portables	\$13,500.00
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Total Estimated Costs		\$77,850.00

Space Adequacy

The existing area, according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sm)	2406.5
Projected required total gross area (sm)	<hr/> 2456.0
Overage / (deficiency) (sm)	(49.5)

Further Investigation

Further investigation is required to assess roofing conditions and the feasibility of relocating the parking area.

School Plan Data Information

The plan and data information for the building was supplied by the school jurisdiction. The information generally appears to be up to date with some minor room function revisions.