

**JENNER
ELEMENTARY/JUNIOR HIGH SCHOOL
JENNER, ALBERTA**

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

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aiii

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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 1957 and consists of an upper and lower floor with the lower floor being a half storey below grade. Additions were constructed in 1962 and 1990.

The school is constructed of concrete slab on grade, wood suspended floor structure and wood frame bearing walls. The roof structure is wood framed. The gymnasium, which was part of the 1990 addition, is masonry construction and includes a mezzanine spectator's area.

Summary of Observations and Recommendations

The school jurisdiction has no roof replacement program in place and consequently the roofing requires further investigation. The presence of hazardous material in the building is expected on all piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional costing for removal of hazardous material has not been included in any of the costing. The bi-level nature of the original building makes the requirement for barrier-free access expensive in nature.

Architectural

The major cost implications relate to the provision of barrier-free access and upgrade and modernization of the lower level in the original building. Other items are minor in nature and cost.

Mechanical

The existing plumbing system requires minor upgrades. The heating and ventilation is by forced air furnaces. Ventilation requires improvements to provide proper ventilation since there is no ventilation supply air system in the building.

Electrical

Life safety systems require replacement and upgrading to meet code. Lighting levels somewhat low in some areas.

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 current market prices were used.

1.	Site Related Work	\$15,000.00
2.	Building Exterior	\$3,000.00
3.	Building Interior	\$118,500.00
4.	Mechanical Systems	\$59,000.00
5.	Electrical Systems	\$2,600.00
6.	Portables	N/A
Total Estimated Costs		\$198,100.00

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)	1238
Projected required total gross area (sm)	1774
Overage / (deficiency) (sm)	(536)

Further Investigation

Further investigation is required to assess roofing condition, removal of hazardous material during any renovation work and gas odours at meter enclosure. Code issue relating to the area of allowable mezzanine in gym should be assessed.

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 except for revisions to the original building, which need to be indicated.