

**NEW BRIGDEN  
ELEMENTARY/JUNIOR HIGH SCHOOL  
NEW BRIGDEN, ALBERTA**

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

**Prepared For  
Alberta Infrastructure  
March 2000**

**Prepared By  
CJC Associates Inc. – Architectural  
Rae McLean & Associates Inc. – Mech. & Elect.**

## 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

### Evaluation Team

Architectural

**CJC Architects Inc.**

**Architecture + Interior Design**

Suite 200, 1333 – 8<sup>th</sup> St SW

Calgary, Alberta, T2R 1M6

Phone: 403 229 9222

Fax: 403 228 0882

Email: cba.dwgfiles@home.com

Mechanical/Electrical

**Rae McLean & Associates Inc.**

Suite 207, 6036 – 3<sup>rd</sup> Street SW

Calgary, Alberta T2H 0H9

Phone: 403 259-6716

Fax: 403 252-0162

Email: rma@ab.imag.net

## **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 1955. Additions were constructed in 1958 and 1964. The facility currently has three portables on site. The 1997 portable was a former single story dwelling house moved onto site and converted to provide a Computer Lab. There are no modernizations noted.

The school is constructed of concrete slab on grade with masonry walls. The roof structure is wood framed.

### **Summary of Observations and Recommendations**

The school jurisdiction has no roof replacement program in place and consequently the roofing required further investigation. The presence of hazardous material in the building is expected in 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.

#### **Architectural**

The Site is of a rural nature with natural prairie grass areas, non-irrigated, and gravel parking. Costs identified relate to cracked sidewalks and upgrading the gravel bases for playground areas. There is also a requirement for raising the site grade around the septic tank, identified in the Mechanical Section.

The Building is generally in "as built" condition with materials of advanced age. The exterior windows in the original building are in poor condition and require replacement. Some exterior doors are in need of replacement and flashings require paint. The major interior costs identified relate to providing H/C Washroom Facility and millwork replacement in the Library and Kitchen. Cost to replacement concrete floor slab in Service Rooms is also identified.

#### **Mechanical**

The existing plumbing system and heating plant is in satisfactory working condition with only minor upgrades needed.

The ventilation system needs to be re-done to add fresh air and reduce noise levels. Consideration should be given to add air conditioning to the Computer Lab.

#### Electrical

The electrical systems are generally in satisfactory condition and are appropriate except that the fire alarm system is not CSA approved or monitored, this needs to be replaced. Also the overhead service is too close to the Building and needs to be relocated..

#### 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 local Calgary market were used.

1.	Site Related Work	\$7,400.00
2.	Building Exterior	\$16,100.00
3.	Building Interior	\$44,000.00
4.	Mechanical Systems	\$28,450.00
5.	Electrical Systems	\$14,500.00
6.	Portables	\$18,500.00

Total Estimated Costs	\$128,950.00
-----------------------	--------------

#### 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)	1006.4
Projected required total gross area (sm)	1,746.0

Overage / (deficiency) (sm)	(739.6)
-----------------------------	---------

#### Further Investigation

Further investigation is required relating to lack of surface drainage away from building, safety concerns due to Gopher holes in Play Areas, roofing condition, cracked masonry-possibly structural and to assess the impact of the removal of hazardous material during any renovation work.

#### School Plan Data Information

Mini plans and data for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date except that the 1997 portable is not shown.