

**RALSTON
ELEMENTARY/JUNIOR HIGH SCHOOL
RALSTON, 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 1950. Additions were constructed in 1953, 1981 and 1986. This is a DND school that is operated and maintained by the School Board.

The school has a partial basement for a large portion of the building. Construction is generally masonry throughout. The roof is believed to be concrete but this was not established. The school is sprinklered on the main floor but only part-sprinklered in the basement. The exterior is all face brick and low maintenance.

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 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

This building is generally in 'as-built' condition with materials of a low maintenance nature inside and out. The major interior work requires the replacement of flooring in about 50% of the classrooms, replacement of original doors, some painting and barrier-free requirements. The asphalt parking and driveway areas have settled in areas causing ponding. The exterior requires minor repairs consist of painting to flashing, some repairs to brick facing and replacement of original exterior doors.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating plant is in good working condition. The combined ventilation and cooling system consists of roof top units, which appear fairly new. These units appear to be standard commercial type without any special provision for the extra outside air needed in a school. Further investigation is recommended.

Electrical

The electrical systems are appropriate and condition is generally good with only minor issues that need to be addressed.

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	\$29,000.00
2.	Building Exterior	\$21,650.00
3.	Building Interior	\$87,000.00
4.	Mechanical Systems	\$5,575.00
5.	Electrical Systems	\$4,750.00
6.	Portables	N/A
Total Estimated Costs		\$147,975.00

Space Adequacy

The existing area, according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects is deficient. Existing individual room areas were not determined as this data was not available.

Existing Total Gross Area (sm)	3481
Projected required total gross area (sm)	3595
Overage / (deficiency) (sm)	(114)

Further Investigation

Further investigation is required to assess roofing conditions, condition of landscaping, reported window leakage and the impact of the removal of hazardous material during any renovation work. A code evaluation is recommended to determine sprinklering and fire detection devices for the basement.

School Plan Data Information

The plan and data information for the building was supplied by the school jurisdiction. The plans appear to be up to data but room area data was not available.