

**SEVEN PERSONS
ELEMENTARY/JUNIOR HIGH SCHOOL
SEVEN PERSONS, 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 1957. Additions were constructed in 1984 and 1992. Substantial renovations were carried out to the original building in 1992. There is one (1) Portable dated 1996.

The school is constructed of concrete slab on grade and masonry bearing walls. The roof structure is wood framed. A mezzanine floor in the Library has been provided. This is not indicated on the plans.

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 has been substantially upgraded and is generally in good condition. The major interior work requires the replacement of flooring in about 80% of the classrooms. The asphalt parking and driveway areas have settled in areas causing ponding. The portable building requires new flooring and barrier-free access.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating plant is in good working condition. The ventilation system is in good working condition with only minor upgrades needed. The building has a cooling system which is in good condition. The computer rooms should be provided with a separate cooling system.

Electrical

The electrical systems are appropriate and condition is good.

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	\$35,500.00
2.	Building Exterior	\$1,000.00
3.	Building Interior	\$37,900.00
4.	Mechanical Systems	\$16,850.00
5.	Electrical Systems	\$0.00
6.	Portables	\$9,500.00

Total Estimated Costs	\$100,750.00
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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)	4178
Projected required total gross area (sm)	4211

Overage / (deficiency) (sm)	(33)
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Further Investigation

Further investigation is required to assess roofing conditions, high ground water levels and the impact of the removal of hazardous material during any renovation work. There were no Code issues noted.

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.