

Executive Summary

In November 1999, Alberta Infrastructure, School Facilities Branch engaged Stephens Kozak Carr and Brown Architects to conduct evaluations on several schools, located in Central and Northern Alberta. The Consultant Team included Bacz Engineering Ltd. to review mechanical items and Wasnea Mah Engineering Ltd. to review electrical components. The reporting format and evaluation criteria were developed by Alberta Infrastructure and coordinated by Group 2 Architecture, the Central Region Coordinator.

The estimated construction costs for the remedial work recommended in the attached Facility Evaluation form were based, wherever possible, on the Costing Unit Rate Chart figures provided by Alberta Infrastructure. Items not rated in the Rate Chart were estimated with the assistance of local Contractors and Quantity Surveyors and represent current (January 2000) estimated costs.

The original portion of the school was constructed of non-combustible materials in 1962. Non-combustible additions were added in 1964 and 1967. Only minor modernization projects have been carried out. The facility has a capacity rating of 510 students.

Architectural

The facility is in good condition overall but requires selective interior upgrading. Barrier-free access needs to be improved.

Mechanical

The mechanical system is in poor condition, with the exception of the heating in the 1962 portion, and must be replaced.

Electrical

The electrical systems are in good condition. Additional receptacles and circuits should be added to classrooms.

Summary

Recommendations and Estimated Cost for Renovation Ratings 3 or Lower

St. Brendan School

| | | |
|----|--------------------|---------------|
| 1. | Site Work | 35,000 |
| 2. | Building Exterior | 10,200 |
| 3. | Building Interior | 135,000 |
| 4. | Mechanical Systems | 720,000 |
| 5. | Electrical Systems | <u>45,500</u> |
| | Subtotal | \$945,700 |
| 6. | Portables | N/A |

Recommendation

Architectural

Interior upgrading of finishes is required.

Mechanical

The entire mechanical system must be modified to meet present code requirements.

Electrical

Minor expansion and upgrading is required.

Total Estimated Cost \$945,700

Space Adequacy

Current School Area is 5,388 square meters.

The school is currently oversized by 763 square meters.