

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 1975. Four unit portable pods were added in 1977, 1978 and 1989. A small addition was constructed in 1990. The facility has a capacity rating of 625 students.

Architectural

Cosmetic problems only. Interior refinishing is recommended. There are some chronic roof leaks which should be attended to.

Mechanical

The existing furnaces are 25 years old, do not provide adequate room temperature control and do not meet code requirements for ventilation. The system should be replaced with a new hot water heating and ventilation system.

Electrical

The electrical systems are in good condition overall. Some upgrading to the existing emergency generator is required and more receptacles and circuits are required in the classrooms.

Summary

Recommendations and Estimated Cost for Renovation Ratings 3 or Lower

St. Hilda School

| | | | |
|----|--------------------|----------|---------------|
| 1. | Site Work | | 30,000 |
| 2. | Building Exterior | | 0 |
| 3. | Building Interior | | 189,500 |
| 4. | Mechanical Systems | | 805,000 |
| 5. | Electrical Systems | | <u>25,500</u> |
| | | Subtotal | \$1,050,000 |
| 6. | Portables | | 86,000 |

Recommendation

Architectural

Interior upgrading and finishes is required.

Mechanical

Heating and ventilation systems should be replaced.

Electrical

Increase classroom receptacles and circuits.

Total Estimated Cost \$1,136,000

Space Adequacy

Current School Area is 4,984 square meters.

The school is deficient by 166 square meters or 3.2% undersized. Revisions to the functions and functional relationships should be reviewed.