

## **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 two storey portion of the school was constructed of non-combustible materials in 1956. In 1958 a two storey masonry addition was constructed at both ends of the existing building. Minor modernizations were carried out in 1992, 1993, 1994, 1995, 1996, 1998 and 1999. The facility has a capacity of 285 students.

### Architectural

Generally cosmetic problems only. Interior refinishings including some new corridor walls is recommended. A new stairwell for internal circulation is required. Some site drainage problems at north end.

### Mechanical

The mechanical systems are in good condition and will require only routine maintenance over the next 5 to 10 years.

### Electrical

Panelboards are at capacity and should be upgraded. More receptacles and circuits are required in the classrooms.

**Summary**

**Recommendations and Estimated Cost for Renovation Ratings 3 or Lower**

St. Paul School

1.	Site Work	45,000
2.	Building Exterior	10,000
3.	Building Interior	265,500
4.	Mechanical Systems	0
5.	Electrical Systems	<u>92,500</u>
	Subtotal	\$413,000
6.	Portables	3,000

**Recommendation**

Architectural

Interior upgrading of finishes is required.

Mechanical

Mechanical systems are acceptable.

Electrical

Upgrade panel boards and classroom receptacles and circuits.

Total Estimated Cost \$416,000

**Space Adequacy**

Current school area is 3030 square meters.

The school is currently oversized by 574 square meters or 24%. Revisions to the functions and functional relationships should be reviewed.