WARREN PEERS
ELEMENTARY/JUNIOR HIGH SCHOOL
ACADIA VALLEY, ALBERTA

School Facility Evaluation Project
Prairie Rose Regional
South Region, Div. #8

Prepared For
Alberta Infrastructure
March 2000

Prepared By
CJC Associates Inc. – Architectural
Rae McLean & Associates Inc. – Mech. & Elect.

TABLE OF CONTENTS

Evaluation Team

Architectural
CJC Architects Inc.
Architecture + Interior Design
Suite 200, 1333 – 8th St SW
Calgary, Alberta, T2R 1M6
Phone: 403 229 9222
Fax: 403 228 0882
Email: cba.dwgfiles@home.com

Mechanical/Electrical
Rae McLean & Associates Inc.
Suite 207, 6036 – 3rd Street SW
Calgary, Alberta T2H 0H9
Phone: 403 259-6716
Fax: 403 252-0162
Email: rma@ab.imag.net

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 1951. Additions were constructed in 1955 and 1986. Substantial renovations were carried out to both levels of the original building in 1986.

The original 1951 building is wood frame construction with a half storey below grade. The 1955 and 1986 additions are constructed of concrete slab on grade and masonry bearing walls. The roof structure is wood framed. There is a partial basement under the stage area in the 1955 wing, which is mechanical space.

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

The major architectural costs relate to replacement and repairs to interior finishes and fixtures and barrier-free requirements. The exterior requires mostly maintenance items of a minor nature. Barrier-free access to the bi-level portion of the school has been accommodated with a wheel chair lift, but this facility needs to be augmented by provision of H/C door operators at the main entrance and the provision of a H/C washroom.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating plant is in good working condition with minor upgrades. The 1995 wing has no ventilation system and the reminder of the building requires upgrading. The building has a cooling system which requires minor upgrade. The major cost relates to ventilation.

Electrical

The fire alarm system requires upgrading, as part of the present system is not available. Electrical panels need to be replaced. Other electrical systems are satisfactory.

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	$9,500.00
2.	Building Exterior	$11,500.00
3.	Building Interior	$87,000.00
4.	Mechanical Systems	$199,500.00
5.	Electrical Systems	$13,000.00
6.	Portables	$0.00
	Total Estimated Costs	$320,500.00

Space Adequacy

The existing area, according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sm)	2058
Projected required total gross area (sm)	2185
Overage / (deficiency) (sm)	(127)

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.