

School Facilities Evaluation Project
for
Alberta Infrastructure

Pines Community School
Red Deer, Alberta

Red Deer School District # 104

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This urban school was originally constructed in 1980, and no additions have been developed, although four portable units were constructed at the same time. Interior upgrading work was undertaken, to parts of the original school building, in 1999. Currently, this elementary school is in reasonable condition, considering its age, and it is due for some upgrading and modernization.

Facility Evaluation

Pines Community School is constructed of load-bearing masonry walls and concrete walls, with combustible wood roofing and interior partitioning. The exterior concrete block walls exhibit failure of the control joints and should be repaired. The existing roofing has been upgraded. Exterior doors and windows are acceptable, although hardware is due for replacement. Interior finishes are depleted in large part, and are due for replacement. Flooring and ceilings require upgrading. Washrooms and change rooms require major redevelopment of both finishes and fittings. Interior doors and frames are sound. The majority of millwork requires upgrading; CTS and Gymnasium equipment is serviceable.

The school site is large and well laid out; and there is adequate parking for staff and students. Asphalt roadway and parking lot areas are sound; although there is a site drainage problem around the entry and south side of the school. No security concerns were noted.

Mechanical systems, including heating and ventilation appear adequate, with only minor upgrading required. Plumbing fixtures are aged and due for replacement, as are the plumbing fittings.

Electrical systems are in average condition, with some upgrading required, including to the fire alarm system and the emergency lighting system. The Gymnasium lighting requires upgrading, and surge protection is required for data service.

Health and Safety Issues

Interior fire separations appear adequate, with only minor penetrations noted around mechanical rooms. Fire rated doors and frames are acceptable. Travel distance to exits is acceptable, although the south corridor has been blocked with storage. This situation should be reviewed to confirm Building Code compliance. The school is reasonably barrier-free, with an accessible washroom provided.

There are no obvious fire hazards within the school, and the flame spread ratings of materials appears to comply. No hazardous materials or situations were discovered during the evaluation.

Renovation / Upgrading Recommendations

Throughout this facility evaluation report, items or elements which were considered deficient have been identified for replacement. Costs of replacement or upgrading have been estimated in first quarter 2000 dollars, however, no allowance has been included for soft costs, fees, permits or the GST. The following is a summary of cost estimates for each component of the evaluation:

| | | | |
|-------|----------------------------------|----|------------|
| 1 | Site Conditions | \$ | 14,800 |
| 2 | Building Exterior | | 24,500 |
| 3 | Building Interior | | 81,500 |
| 4 | Mechanical Systems | | 156,200 |
| 5 | Electrical Systems | | 64,000 |
| 6 | Portable Buildings | | 20,900 |
| ----- | | | |
| | Total Estimated Renovation Costs | = | \$ 361,900 |

Space Adequacy Assessment

A review of the document *School Building Area Guidelines*, provided by Alberta Infrastructure, indicates that Pines Community School is marginally deficient in overall floor area. The gross total floor area of the existing facility is 2,179.9 m² while the equivalent new facility would be 2,186.0 m² which represents a deficiency of 6.1 m² in floor area.

Further Investigation

Further investigation has been recommended for this school facility; in terms of a Building Code study for the acceptability of exits. Also, the south wall in the Mechanical Room should be monitored to ensure it does not move any further outward.

School Facility “Mini-Plans”

The floor plan information for this school facility is not up to date; renovations have been undertaken and the new information has not been added to the plans. A number of room names and room floor areas are incorrect. It is recommended that the “Mini-Plans” be corrected and updated.