

NAIT Westwood Campus (H. A. Gray School)**Edmonton School Division No. 7**

Edmonton, AB

Executive Summary

In April 2000, Alberta Infrastructure engaged Lemermeyer Architect Inc. to participate in Phase 3 of the facility evaluations for several schools utilizing a standard facilities condition form. The goal of Alberta Infrastructure was to obtain a standardized, accurate snapshot of the school facilities across the province.

NAIT Westwood Campus (formerly known as H. A. Gray School), located in Edmonton, was evaluated on the 20th of April 2000. Based upon the observations of the facility and discussions with the Assistant Program Head, the following is an overview of some of the issues that are discussed in detail within the evaluation report:

Architectural*Estimated Cost: **\$341,250.00***

- Site is in good condition overall, however additional Student Parking is required to accommodate usage.
- Building Exterior is brick. Mortar joints on the 1913 Original Building require re-pointing. Window replacement is required throughout the Facility.
- Building Interior finishes are in very good condition throughout the Facility.

Mechanical*Estimated Cost: **\$1,386,250.00***

- Domestic Piping in the 1913 Original Building appears to be wearing out and is in need of replacement.
- A number of the plumbing fixtures are old and in need of replacement throughout the Facility.
- Steam boilers located in the 1913 Original Building and in the 1956 Building Addition. Boilers are original and at the end of their projected life. Replacement with hot water heating boilers is recommended.
- Heat Distribution Piping is old and in need of replacement throughout the Facility.
- Air Handling Units are old and at the end of their projected life. Replacement is required which is current with the present design standards.

Electrical*Estimated Cost: **\$308,000.00***

- Panels are in good condition and are at approximately 70% capacity.
- Fluorescent lighting utilize inefficient T12 ballasts throughout the Facility. Upgrading to T8 electronic ballasts is recommended.

With the exception of the few Architectural, Mechanical and Electrical concerns outline above, the facility appears to be well maintained and cared for. The estimated cost of repairs for this facility would be approximately **\$2,035,500.00**. This facility is in a good location within the surrounding community and should meet the needs of the community now and into the future.

LEMERMAYER
ARCHITECT INC.