

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Reid Crowther & Partners Ltd.

Date of Tour: March 16, 2000

School Name/City, Town: Our Lady of Victories, Edmonton

School District: Edmonton RCSSD No. 40

Executive Summary:

In November of 1999, Alberta Infrastructure engaged Henderson Inglis Partridge Architects to evaluate the conditions of several schools by using a facilities conditions form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for use by Henderson Inglis Partridge. The school was evaluated on March the 16th.

The school is a concrete/masonry (S.U.R. indicates frame) single storey structure completed in 1959. Information provided by Edmonton Catholic Schools indicates that an addition was incorporated in 1963. Modernizations occurred in 1991, 1994, 1997, 1998 and 1999. Minor additions include such items as upgrades to General Office area, library expansion and upgrades to computer lab.

SITE

Generally adequate; gravel parking area suffers from poor drainage.

BUILDING ENVELOPE/EXTERIOR

Age of school showing; wood paneling below windows requires replacement with more durable/maintenance free material.

BUILDING INTERIOR

School requires repaint. Mechanical systems upgrades will have associated architectural costs.

PORTABLES

N/A

MECHANICAL

Furnaces and distribution to be replaced. Domestic water heater and all domestic water piping to be replaced. Upgrade exhaust systems. Mechanical cooling required for General Office and computer lab.

ELECTRICAL

Overall electrical system is in good working order with no major concerns. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescent tubes. Additional receptacles should be installed in classrooms for future electronic usage.

COST ESTIMATES

The total estimated cost of remedial work estimated for this school is

\$607,500

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the rate chart or individual items, which were deemed more appropriate to estimate individually, were assessed based on experience of Henderson Inglis Partridge Architects in the Edmonton area.

SPACE ADEQUACY ASSESSMENT

The existing area according to the School Building Area Guidelines has an area surplus of 153.8 S.M.

Further Investigations Required:

ARCHITECTURAL

Edmonton Catholic Schools provided a document entitled "Educational Facilities Master Plan 2007" dated March 1998 to the study team. This documented a physical evaluation of the schools similar to this study. The Educational Facilities Master Plan gives Our Lady of Victories a 3 or adequate rating for with reference to Building Code issues rating. The study team for the 1999 evaluation did not evaluate the school in terms of 1997 Alberta Building Code, rather made some generalized comments about safety issues within the school. It is possible that the scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction may be considered by a plans examiner with the responsible authority to be a substantial alteration to the building and therefore 1997 Alberta Building Code Compliance may be deemed a requirement. The scope of work or costs for 1997 Alberta Building Code compliance have not been identified. Further Investigation may be required.

1963 addition suffers from significant settlement problem. Further Investigation is required.

MECHANICAL

None

ELECTRICAL

None