

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 portion of the school was constructed of wood frame construction in 1953. There have been several wood frame additions, five portable units and one small masonry addition. The facility has a capacity rating of 415 students.

Architectural

The last major modernization occurred in 1984. Generally the building, as a whole, is in decent condition but is beginning to show signs of time and wear.

Mechanical

The Mechanical system is in good condition overall with the exception of the portables.

Electrical

The electrical system is in good condition overall.

Summary

Recommendations and Estimated Cost for Renovation Ratings 3 or Lower

Seba Beach School

1.	Site Work		310,000
2.	Building Exterior		159,000
3.	Building Interior		240,000
4.	Mechanical Systems		0
5.	Electrical Systems		<u>1,000</u>
		Subtotal	\$710,000
6.	Portables		176,000

Recommendation

Architectural

Site drainage must be addressed. Upgrading of interior finishes is required.

Mechanical

The mechanical systems in the portables must be replaced. The remainder of the mechanical systems is satisfactory.

Electrical

The existing electrical is acceptable.

Total Estimated Cost **\$886,000**

Space Adequacy

Current School area is 3938 square meters.

The school has a surplus gross area of 135 square meters, however the allocation of space is not consistent with current usage requirements. Functional re-planning is required.

Acknowledgements

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