

## **EXECUTIVE SUMMARY**

Senator Gershaw School was constructed in 1951, and added to in 1956, 1961, 1969, and 1985. There are two (2) relocatables at this facility.

The school is part frame and part masonry construction, with a wood roof deck, and stucco/masonry exterior finish. Substantial remediation will be required to the 1951 section, due to water seepage and movements in structure. Cost for this is not included. The building interior is in generally acceptable condition with minor repairs. Repairs and maintenance are required to the exterior fabric to prevent further deterioration and also site work repairs. The 1961 section appears to require sprinklers to comply with Code, a cost for this is included; however, further review is recommended. Costs are included for the refurbishing of the old free-standing band room which is now used for storage. The jurisdiction should review the feasibility of this.

Mechanically, the school is in generally acceptable condition; however, there is no ventilation or air conditioning. The 1961 section needs to be mechanically upgraded, and ventilation added. Some other minor upgrades are required throughout.

The electrical system is generally acceptable. A lighting upgrade was done three (3) years ago. Well maintained with only minor repairs.

The estimated construction cost for the remedial work identified in the attached evaluation is summarized below. Costs are based on "Appendix A-Cost Unit Rate Chart", provided by Alberta Infrastructure, and supplemented by Yardstick for Costings, 1998 edition. A listing of the Yardstick costing rates used is included with this evaluation.

1.	Site related work	\$ 54,300.00
2.	Building exterior	\$ 75,600.00
3.	Building interior	\$ 140,700.00
4.	Mechanical	\$ 235,146.00
5.	Electrical	\$ 6,800.00
6.	Relocatables	<u>\$ 3,500.00</u>
	Total Estimated Cost	\$ 516,046.00

**School Facilities Evaluation Project  
Prairie Rose Regional Division No. 8**

**SENATOR GERSHAW SCHOOL  
Bow Island, Alberta**

Space Adequacy Assessment

Based on school capacity of 565 students, the School Building Area Guidelines indicates that the existing school area is deficient as noted below. The present student population is at 55% of capacity.

Existing Total Area Calculation (s.m.)	4,841.60
Equivalent New Facility Area Calculation (s.m.)	5,487.00
Deficiency (s.m.)	645.42

Further Investigation

Further investigations are recommended to improve site drainage, for roofing condition and structural concerns. These will require high remediation costs beyond this evaluation.

School Data Plan Information

The Mini Plans appear to be current.