

School Facilities Evaluation Project

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

Date of Tour: March 08, 2000

School Name/City, Town: St. Anne, 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 8th.

The school is a concrete/masonry single storey structure completed in 1975. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1987 and 1998 all minor. No details were provided on the extent of the 1987 work. 1998 work added a wall between stage area and classroom.

SITE

Generally adequate; drainage problem requires attention.

BUILDING ENVELOPE/EXTERIOR

Generally good condition.

BUILDING INTERIOR

Generally good condition. Interior requires repainting.

PORTABLES

Heating system and interior finishes require work.

MECHANICAL

Furnaces to be replaced. Domestic water heater marginal, ductwork requires cleaning, upgrade washroom exhaust.

ELECTRICAL

Overall electrical system is in good working order with no major concerns. The only code deficiency is located in the vestibule between the portables and the main building. Exit signs are required above the exit doors. A recommendation to look at upgrading the interior fixtures to energy efficient ballasts and 32W fluorescents tubes.

COST ESTIMATES

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

\$387,500

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 is deficient by 167.1 square metres.

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 St. Anne a 4 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.

Further Investigation into Code compliance of steps at portable exits is required.

History of problems related to portable foundations. Further Investigation is required.

MECHANICAL

None

ELECTRICAL

None