

School Facilities Evaluation Project

Evaluation Team: Henderson Inglis Partridge Architects
Reid Crowther & Partners Limited

Date of Tour: March 14, 2000

School Name/City, Town: St. Augustine, 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 14, 2000.

This school is a concrete/masonry single storey structure and was completed in 1972. Information provided by Edmonton Catholic Schools indicates that modernizations occurred in 1995. Portables are in use at the school.

SITE

Parking lot to the South of the building requires resurfacing. Student drop-off is on City street. There is no barrier free drop curb crossing.

BUILDING ENVELOPE/EXTERIOR

The building is of masonry and steel construction, There appear to be no major problems with the building envelope.

BUILDING INTERIOR

Principal areas requiring attention are the floors in main circulation areas, fire separation of the mechanical room and T- bar ceilings.

MECHANICAL

Control system upgrade, duct cleaning, improved ventilation and exhaust systems.

ELECTRICAL

Overall the 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

\$558,700

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 385.7 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. Augustine 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.

MECHANICAL

None

ELECTRICAL

None