

School Facilities Evaluation Project

EVALUATION TEAM: PGA Architects Ltd.
F & Y Engineering Concepts Ltd.

DATE OF TOUR: April 10, 2000

SCHOOL NAME, CITY/TOWN: St. Benedict School
Edmonton, Alberta

SCHOOL DISTRICT: Edmonton R.C.S. Regional Division

Executive Summary:

ARCHITECTURAL

1. The 1978 original building is of masonry construction complete with face brick cladding.
2. The 1978 original building has flat roofs with OWSJ and metal deck construction.
3. The 1990 addition was wood, framed washrooms for the 1979 south side portable addition.
4. Four portables with connecting corridor were added on the south side in 1979.
5. Two portables with connecting corridor, washrooms, janitor room and mechanical room were added onto the eastside in 1979.
6. Two portables with connecting corridor were added onto the south side portables in 1982 but were relocated to another school in 1997.
7. No modernization or additions have been done to the school.

MECHANICAL

1978 Original Building

1. Hot water heating forced air.

Portable Buildings

1. Natural gas fired forced air.

ELECTRICAL

1. The primary service is adequate for the current school use.
2. The portable electrical service is sufficient.
3. All electrical equipment and devices are in good condition and are functional.
4. Upgrades to the fire alarm, exit lighting and emergency lighting systems are required.

Summary of Observations & Recommendations:

ARCHITECTURAL

1978 Original Building

1. Install gates and sign to indicate fire lane access.
2. Provide barrier free parking stall in parking lot.
3. Re-surface asphalt parking lot.
4. Replace concrete sidewalks.
5. Install curb cut along 93 Avenue.
6. Re-roof 1978 original building.
7. Install power assisted door at main entrance for barrier free access.
8. Refinish gymnasium wood paraquet floor.
9. Replace carpet in ECS 101, STA 123 and CR 139.
10. Install new lockers in all corridors.
11. Replace seamless flooring in washrooms.
12. Repaint all washroom metal toilet partitions.

1979 South side Portables (4)

1. Replace 4 ply BUR with SBS over classrooms, connecting corridor.
2. Replace connecting corridor vinyl tile flooring.
3. Replace wood millwork.
4. Replace chalkboards with whiteboards.
5. Install lockers in coat areas.

1979 East side Portable (2)

1. Replace wood framed windows.
2. Replace connecting corridor vinyl tile flooring.
3. Replace wood millwork.
4. Replace chalkboards with whiteboards.
5. Install lockers in coat areas.

MECHANICAL

1978 Original Building

1. Clean all ductwork.
2. Replace some plumbing fixtures.
3. Ductwork modifications.
4. Replace washroom exhaust air fan.

Portable Buildings

1. Replace some plumbing fixtures.
2. Ductwork modifications.

ELECTRICAL

1978 Original Building

1. 4 heat detectors.
2. 4 sets of magnetic door holders.
3. 4 remote emergency heads needed.
4. Add surge protection device to main service panel.
5. Change T12 fluorescent light fixtures to T8 lamps complete with energy saving ballasts.

South side Portable

1. 1 set of door magnetic door holders needed.
2. 2 remote heads needed.

East side Portable

1. 4 exit signs.
2. 2 remote emergency heads.
3. 1 heat detector.

SPECIFIC

1. Evaluation Components

1.	Site Conditions	\$41,000.00
2.	Building Exterior	138,700.00
3.	Building Interior	37,500.00
4.	Mechanical	16,000.00
5.	Electrical	32,720.00
6.	Portables (N/A)	<u>42,910.00</u>

TOTAL ESTIMATED COST \$308,830.00

2. Space Adequacy

The existing school area is an overall deficiency according to the supplied School Building Area Guidelines, using Elementary with a capacity of 400 in comparison with Gross Area of an equivalent new facility.

Existing Total Area	3,254.98 m ²
Gross Area	<u>3,317.00 m²</u>

DEFICIENT 62.02 m²

Further Investigations Required:**ARCHITECTURAL**

1. Cracks in south and west concrete block walls of gymnasium.
2. Crack in west concrete block wall in Classroom 139.

MECHANICAL

1. Not required.

ELECTRICAL

1. Not required.

School Data Plans

1. Require updating.