

School Facilities Evaluation Project

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

Date of Tour: March 10, 2000

School Name/City, Town: St. Bonaventure, 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 10th.

The school is a concrete/masonry single storey structure completed in 1979. Information provided by Edmonton Catholic Schools indicates that small additions were incorporated in 1979. Modernizations occurred in 1991, 1992, 1996, 1998, and 1999 all minor and includes such items as provision of handicapped ramp to portables and music room upgrades.

SITE

Generally adequate; some repair work required to concrete walkways.

BUILDING ENVELOPE/EXTERIOR

Generally good condition. Window sealant should be stripped and reapplied.

BUILDING INTERIOR

Generally good condition. Carpet in computer room requires replacing. Minor attention to finishes. Some accessibility issues.

PORTABLES

Some minor repairs/upgrades required to finishes. Furnaces require replacement.

MECHANICAL

Hot water heaters to be replaced soon. Ventilation to General Office and computer lab inadequate, add new rooftop unit for General Office and upgrade distribution to computer lab.

ELECTRICAL

Overall 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

\$215,700

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 has an overall area deficiency of 111.58 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. Bonaventure a 3 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 required to determine cause of peeling paint interior faces of gymnasium walls.

Further Investigation required to determine whether stairs at portable exits are code compliant.

MECHANICAL

None

ELECTRICAL

None