

School Facilities Evaluation Project

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

Date of Tour: March 10, 2000

School Name/City, Town: St. Charles, 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 10, 2000.

This school is a concrete/masonry single storey structure and was completed in 1982. Information provided by Edmonton Catholic Schools does not indicate major modernizations since that time. Portables have been integrated into the umbrella of the main building to provide a single interior atmosphere. One free standing portable remains.

SITE

The parking lot provides traffic access to the adjacent community league complex.

BUILDING ENVELOPE/EXTERIOR

The building is of masonry and steel construction. No major problems appear to exist with the building envelope.

BUILDING INTERIOR

Principal area requiring attention is the floor settlement adjacent to the West portables.

MECHANICAL

Hot water heater to be replaced soon. Combustion air requires upgrade. Duct cleaning required. Humidification system requires replacement. Filter upgrade required.

ELECTRICAL

Generally good condition. Roof of one portable requires attention. Six furnaces require replacement. Replace furnaces c/w DX cooling.

COST ESTIMATES

The total estimated cost of remedial work estimated for this school is
\$264,400

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 13.38 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. Charles 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