

School Facilities Evaluation Project

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

Date of Tour: March 16, 2000

School Name/City, Town: St. Margaret, 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 16, 2000.

This school is a steel frame, single-storey with mezzanine, structure and was completed in 1949. Information provided by Edmonton Catholic Schools indicates that additions occurred in 1950, 1951, 1953, and 1956. The last noted revision to the building is noted as May 1972 .The school has had no major upgrades and therefore is deficient in many aspects of building code requirements, especially barrier free items.

SITE

Parking lots to the North and South of the building are in poor condition and require regrading and resurfacing. Student drop-off is on City street adjacent; there is no barrier free curb crossing provided. This facility shares the site with another CSB school.

BUILDING ENVELOPE/EXTERIOR

Exterior wall construction and windows are of the original building construction period and therefore deficient in the required technology to meet ECS standards.

BUILDING INTERIOR

All interior areas retain most of the original finishing materials, which in most cases are significantly worn and will require upgrading.

MECHANICAL

Replace mechanical services. Replace domestic water distribution piping. Provide new ventilation for entire school. Control system will require upgrading to meet future capacity.

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
\$1,140,000

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 44.9 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 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. The scope of work suggested by this evaluation or other modernizations contemplated by the School Jurisdiction will 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 will 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