ALBERTA INFRASTRUCTURE

SCHOOL FACILITIES BRANCH

SCHOOL FACILITY EVALUATION REPORT

Project: **Strathcona Composite High School**

Jurisdiction: **Edmonton Public Schools**

Location: **Edmonton, Alberta**

Date: **December, 1999**

EXECUTIVE SUMMARY

A. GENERAL OBSERVATIONS

- The school is a quality building considering that most of it is close to fifty (50) years old.
- Most of the components are original thus are old and worn and require replacement.
- The school is an excellent candidate for a major modernization as it is structurally sound and has an excellent utilization factor. Enroll as of September 30th, 1999 was 1430 students.
- All wood windows were replaced, but the metal windows (central wing) are original and in poor condition.

- Corridors are narrow and congested during class changes.

- A comprehensive Hazardous Materials Report prepared by PHH Environment Limited dated November 3rd, 1999 sated that "asbestos containing materials must be removed prior to renovations or demolition of a building or associated systems as delineated by the Alberta Building Code".

- Parking is supplemented by City-owned lots for the swimming pool and the standalone arena to the west of the school.

- A major City of Edmonton athletic field is adjacent to the school property to the north which provides able space for the students.

- More classrooms required to accommodate the very high enrollment – school well over the 100% utilization factor.

- A large student gathering area would be desirable.

- The existing cafeteria is undersized and in a poor location in the school.

B. AREA ANALYSIS

- Calculations in Section 7 of this Report were based on available information. A further investigation is required to obtain more precise figures. It appears that the data sheets contain some anomalies (i.e. the gross area of the 1957 Addition is noted as being 686.5 m2 whereas the net areas total 1,117.60 m2).

- There is considerable area in the basement of the west wing of the original building that appears to be included in the data sheet calculations, but is not being effectively utilized, which appears to be distorting the space adequacy calculations.

C. MECHANICAL

Virtually all the existing mechanical components require replacement. The original boilers are a major concern as they have exceeded their normal life and are in poor condition.

D. ELECTRICAL

- Most of the electrical systems require replacement.
- New fire alarm system installed approximately three (3) years ago.

E. ESTIMATED COST

The estimated cost was calculated at Six Million, Two Hundred & Seventy-Seven Dollars ($6,277,00.00), however, the construction contract amount for a full modernization would likely be in the neighbourhood of $7,500,000 to $8,000,000 range when functional revisions and other items are added into the cost.

The preliminary estimate does not include the cost of removal of “asbestos containing materials”. The cost of which appears to be significant.