

Alberta Infrastructure

School Facility Evaluation Project



WESTGLEN

ELEMENTARY
Edmonton, Alberta

SCHOOL

Edmonton Public Schools, District #7

Prime Consultant: Lotus Architecture

Mechanical: Suncord Engineering Ltd.

Electrical: KSJ Engineering Ltd.

April 2000

EXECUTIVE SUMMARY

In April 2000, Alberta Infrastructure engaged Lotus Architecture to evaluate conditions of several schools by using a facilities conditions form, developed by Alberta Infrastructure.

The school was built in 1941 and a separate Industrial Arts building was constructed in 1956. In 1984, the school building roof was replaced. In 1989-90 all windows were replaced and the exterior brick was completely covered with stucco. The school building is of concrete frame structure and solid brick exterior walls, wood floors and flat roof. The building is two storey with partial basement. The separate Industrial Arts building is one storey, has concrete block walls and flat roof. Westglen used to be an elementary and junior high school but now operates as an elementary school only. The Industrial Arts building has been converted for the YMCA daycare operation. The school was evaluated on April 11, 2000.

Summary of Observations and Recommendations:

Although several major components of the building have been replaced or upgraded, there are still many deteriorated components in need of repairs or replacement. Building envelope condition, structural stresses and damages caused by leaky heating pipes have augmented deterioration.

Site and Building: Site is generally in good condition. A grass play area behind gymnasium is used a lot and is difficult to maintain. This area should be paved. Regrade grass area along front and north walls for positive drainage. Inside faces of exterior walls should be sealed with drywall. New suspended ceilings should be provided with mechanical upgrading. New flooring should be provided in classrooms and corridors.

Mechanical: Recommendation is to replace original plumbing piping and to replace original steam heating plant, piping, convectors and controls with a new hot water heating system. A new central ventilation system should also be provided.

Electrical: All interior lighting should be upgraded with new ceilings and the PA/Intercom system should also be upgraded.

Costs of Evaluation Ratings 3 or Less:

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on Costing Unit Rate Chart developed by the Alberta Infrastructure. Items of unit costs not identified in the rate chart were estimated by the evaluator from his best judgement.

1 Site related work	\$47,000.00
2 Building exterior	140,000.00
3 Building interior	413,000.00
4 Mechanical	958,300.00
5 Electrical	<u>88,500.00</u>

Total Estimated Cost: \$1,646,800.00

Space Adequacy Assessment:

The existing area is excessive, based on School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects.

Existing total area (sq. m.)	3,786.60 sq. m.
Projected required area (sq. m.)	3,612.69 sq. m.
Surplus (sq. m.)	173.91 sq. m.

Further Investigation:

Further investigations are required to determine causes of numerous cracks in the building and to determine the condition of building envelope. Presence of asbestos in piping insulation and ceiling materials should be confirmed.

Available Supplementary Information:

Updated mini-plans were supplied to the consultant, however, they were not current. A set of marked-up plans, identifying areas of changes is attached to this report. No other reports are available.