

School Facilities Evaluation Project
Wetaskiwin Regional Division No.11

**Falun Elementary
Falun, Alberta**

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EXECUTIVE SUMMARY

In November 1999 Alberta Infrastructure engaged Riddell Kurczaba Architecture Engineering Interior Design 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 our usage.

Falun Elementary School was evaluated on November 26, 1999. The school was originally built in 1942 and has had several additions over time and a major modernization in 1985. The school is primarily frame construction with masonry (concrete block) bearing walls and combustible roof construction.

Architecturally, the school is in need of extensive site, exterior, and interior upgrades. There needs to be a hazardous material audit and code review to check compliance of the whole building. This would allow any asbestos abatement and code required upgrades to be systematically implemented. The school requires a major modernization before further deterioration escalates existing problems.

Mechanically, the building system is served by two hot water boilers in acceptable condition. Ventilation is provided by a central air handler that has reached its life expectancy and needs replacement.

Electrically, the building systems are generally in good condition. Life safety systems are in critical condition. Data work is minimal and should be upgraded.

Falun Elementary School requires major Architectural, Mechanical and Electrical modernization.



Summary of Observations and Recommendations:

Architecturally, the school is in need of extensive upgrades. Site upgrades include site drainage, sidewalk restoration and ice problems. Exterior upgrades include envelope replacement/restoration and controlling water infiltration. Interior upgrades include finishes replacement and school painting. There is an overall space shortage, an addition would help alleviate this problem. Plan upgrades are required to improve inefficient circulation that is reducing usable area. A hazardous material audit and code review to check compliance of the whole building is required. This would allow any asbestos abatement and code required upgrades to be systematically implemented during the modernization.

Mechanical upgrades are recommended. Heating is supplied by two boilers in acceptable condition. Ventilation is provided by a central air handler which has reached its life expectancy and need to be replaced. Plumbing fixtures are in good condition. Water heaters need to be replaced.

Electrical upgrades are recommended. Complete the conversion to T-8 lighting technology through attrition and renovations. Increase illumination levels in portables and gymnasium. Fire alarm should be upgraded with visual strobes and a remote annunciator installed at the main entrance. Install structured data system to all classrooms, etc. Exit lights are not working and are not supported by an emergency source. Correct and replace with LED technology. PA system is due to be overhauled.

Evaluation Ratings 3 or less

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on the 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 (i.e. hardware corrections, stucco repairs, etc.) have been based on unit costs as per yardsticks for costing. All estimates are based on Calgary costs.



1	Site related work	90,000.00
2	Building exterior	387,100.00
3	Building interior	171,400.00
4	Mechanical	287,000.00
5	Electrical	78,000.00
6	Portables	47,000.00
Total Estimated Cost		1,060,500.00

7 Space Adequacy Assessment

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is deficient.

Existing Total Area (m ²)	1,819.8
Projected Required Area (m ²)	2,028.0
Deficient (m ²)	208.2

Further Investigation

Electrically, Provide new wiring and controls to suit mechanical upgrades.

School Data Plan Information

The plan information for this building is not up-to-date. The mini-plan information was updated in 1985. Information on the data sheet appears to be inaccurate. It is recommended that both the mini-plans and data sheet information be updated to reflect the current layout, size and uses of the rooms in the school.



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LEFT : Stucco wall damage (typical)
BELOW : Sidewalk damage (typical)

ABOVE ; water stains wall/ceiling typ.
Right : flooring seams split and curling typ.

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Entry and Signage



