

EXECUTIVE SUMMARY
WESTBROOK SCHOOL
EDMONTON PUB. SCH. DIST. NO. 7

CONSULTANTS; Architectural -RICHARD FAIRBANK ARCHITECT LTD
Mechanical -NOWAK ENGINEERING LTD.
Electrical -J.O. ENGINEERING LTD.

SITE VISIT April 12, 2000

The 1966 Westbrook School features many of Peter Hemmingway Architect's trademarks, ensuring this is a lasting quality facility and a pleasant environment for learning. Finishes such as brick, exposed poured in place aggregate, exposed precast concrete, large glass panels and clay quarry pavers function and remain like new.

Original building components that have exceeded life expectancy and require building quality restoration include; built up roofing, several failed sealed glazing units, exterior sealants, exterior wood trim and soffit finish, carpet, chalkboards and water damaged acoustic tiles.

Construction defects are largely concentrated at the small (556.3 m²) 1972 addition. Problems result from heaving concrete slab on grade, leaking control joint at demising wall between original school and addition and poor single wythe exposed concrete block exterior wall assembly.

Mechanical systems throughout the school have been replaced or retrofitted. There are no significant deficiencies to report.

The school is sited in one of Edmonton's favourite neighbourhoods. Enrollment has been at or over capacity throughout its history. The gymnasium is too small to support programs and school assemblies. The recommended size of 473 m² is 212.8 square meter short or 45% deficient. This does not consider actual enrolment exceeds capacity rating.

Note: Only one of two free-standing portable classrooms, shown on small-scale plans, remains at the site.

Cost Summary:

Site Conditions	26,000.00
Building Exterior	354,000.00
Building Interior	225,500.00
Mechanical Systems	0.00
Electrical Systems	323,000.00
Portable Building	<u>0.00</u>
Overall estimated cost	928,500.00

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