

School Facilities Evaluation Project
Wetaskiwin Regional Division No.11

**Clear Vista Elementary-Junior High
Wetaskiwin, Alberta**

School Facilities Evaluation Project
Wetaskiwin Regional Division No.11

Clear Vista
Wetaskiwin, Alberta



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.

Clear Vista School was evaluated on November 27, 1999. The school was originally built in 1957 and has had several additions over time. The school is built of frame and masonry (concrete block) construction with combustible roof construction.

Architecturally, the school is in need of modest exterior upgrades, and extensive site and interior upgrading. 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.

Mechanically, the heating and ventilation systems are at the end of their life cycle and need replacing. The ventilation systems do not meet current code requirements.

Electrically, the facility is showing its age and requires significant renovation to renew life cycle. Systems are generally in poor condition. Life safety systems are in critical condition. Data work is poorly installed and the integrity of the system is compromised.

Clear Vista School requires a major Architectural, Electrical and Mechanical modernization.



Summary of Observations and Recommendations:

Architecturally, the school is in need of modest exterior upgrades, mostly roof repairs, installation of flexible membranes to move with building. Extensive site layout and grading upgrades are required to alleviate safety and health concerns associated with bus drop-off area and to address site drainage problems. The interior needs extensive upgrading, finishes are old, damaged and/or worn, the deteriorating stipple textured ceiling is a concern, as similar material is known to contain asbestos. A hazardous material audit and code review is required, so asbestos abatement and code required upgrades can be systematically implemented. There is an overall space shortage at the school that warrants building expansion in any modernization.

Mechanically, heating is provided by a boiler with ventilation supplied by two central air handlers, all have reached their life expectancy and require replacing. Plumbing fixtures are in good condition. Water heaters need replacement. Air quality is poor, bus fumes entering the building - immediate upgrades required.

Electrical upgrades are recommended. Complete the conversion to T-8 lighting technology through attrition and renovations. Increase illumination levels in gymnasium by refitting existing HPS lighting with Metal Halide. Fire alarm should be upgraded with visual strobes and an increase of audible devices. Emergency lighting coverage to be increased. Exit lighting is not working and needs to be replaced with LED technology complete with emergency source. Original building wiring is brittle and failing. Install structured data system to all classrooms, etc. Distribution and motor control equipment is at end of life cycle.

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	457,000.00
2	Building exterior	199,000.00
3	Building interior	527,000.00
4	Mechanical	678,500.00
5	Electrical	148,500.00
6	Portables	47,300.00

Total Estimated Cost 2,057,300.00

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)	4,602.1
Projected Required Area (m ²)	4,981.0
Deficient (m ²)	378.9

Further Investigation

Electrically, provide new wiring and controls to suit mechanical upgrades. Data system to be reviewed and a structured system installed. Review distribution.

School Data Plan Information

The plan information for this building is not up-to-date. The mini-plan information was updated in 1983. 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.



School Facilities Evaluation Project
Wetaskiwin Regional Division No.11

ABOVE: Music area poor -
needs upgrade.

RIGHT roof drain thru exterior wall.

FAR RIGHT: worn carpet (typ.).

Clear Vista
Wetaskiwin, Alberta



School Facilities Evaluation Project
Wetaskiwin Regional Division No.11

Clear Vista
Wetaskiwin, Alberta

Entry and Signage

