

School Facilities Evaluation Project
Wolf Creek Regional Division No.72

**Ponoka Elementary (Brick) School
Ponoka, Alberta**

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EXECUTIVE SUMMARY

In March 2000 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.

Ponoka Elementary School was evaluated on March 8, 2000. The school consists of three separate buildings referred to as the “Brick”, “Upper“ and “Primary”. They share outside areas, access and parking. Utilization and program overlap should be reviewed prior to major renovation. The Brick Elementary School was originally built in 1929, and has had both minor additions and a major modernization in 1986.

Architecturally, the school is in need of a modest modernization. There needs to be a hazardous material audit and code review to check compliance of the whole building, so upgrades can be systematically implemented.

Mechanically, the **Brick’s** heating and ventilation consist of two boilers with hot water heat and separate ventilation system. Its plumbing has sanitary and water from a municipal system and storm water discharges to grade.

The **Brick’s** electrical systems are in good condition except for some life safety issues. Fire alarm, emergency and exit lighting systems require upgrades to meet current codes.

The Brick School requires Architectural, Mechanical and Electrical modernization.



Summary of Observations and Recommendations:

Architecturally, the school needs extensive site upgrades, including drainage, site leveling, equipment replacement and bus drop-off/parking redesign. Exterior upgrades focus on roof drain repair and window covering replacement. It is recommended the old and worn interior finishes, doors, millwork and equipment be upgraded or replaced. It is also recommended that the school have a hazardous material audit and current code review.

Mechanical upgrades and replacements are recommended. Heating and ventilation air systems are in good condition. Add a new humidification system, as existing systems have exceeded their life expectancy and are in poor condition. Plumbing upgrades include site water pipe that is not adequate, new water service should be installed.

Electrical upgrades are recommended. The **Brick** requires surge protection to be installed to protect sensitive equipment. Upgrade fire alarm with visual strobes to meet 1997 ABC. Increase coverage of emergency lighting and connect exits to emergency back-up source. Upgrading to T-8 fluorescent technology through attrition and renovation can increase efficiency.

Evaluation Ratings 3 or less

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 have been based on unit costs as per yardsticks for costing. Estimates are based on Calgary costs.

1	Site related work	90,500.00
2	Building exterior	27,000.00
3	Building interior	88,500.00
4	Mechanical	108,000.00
5	Electrical	67,400.00
6	Portables (not applicable)	-
Total Estimated Cost		\$ 381,400.00



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)	1,777.5
Projected Required Area (m ²)	2,186.0
Deficient (m ²)	408.5

Further Investigation

Electrically, **Brick** - provide additional distribution, control and wiring for any proposed mechanical upgrades

School Data Plan Information

The plan information for this building is not up-to-date. The mini-plan information was updated in 1986. Generally, information on the data sheet appears to be accurate. It is recommended that both the mini-plans and data sheet information be reviewed and updated as required to reflect the current uses of the rooms in the school.



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ABOVE: Ponoka Primary Elementary

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