

Beacon Heights Elementary School**Edmonton School Division No. 7**

Edmonton, AB

Executive Summary

In February 2000, Alberta Infrastructure engaged Lemermeyer Architect Inc. to participate in phase 2 of the facility evaluations for several schools utilizing a standard facilities condition form. The goal of Alberta Infrastructure was to obtain a standardized, accurate snapshot of the school facilities across the province.

Beacon Heights Elementary School, located in Edmonton, was evaluated on the 20th of March 2000. Based upon the observations of the facility and discussions with the Principal, the following is an overview of some of the issues that are discussed in detail within the evaluation report:

Architectural*Estimated Cost: **\$77,300.00***

- Exterior doors are original for the most part, and are near the end of their service life.
- The site is in good condition overall, however some ponding water was reported in some locations of the site. Roof drains drop water directly onto pedestrian sidewalks and play areas, which creates a hazardous condition during the spring and fall seasons when temperatures fall below freezing.
- The installation of proper computer desks is required to 'clean-up' the network wiring.
- 1967 Portable Classroom interior finishes are in fair condition. Carpeting, walls and flooring are showing signs of wear.
- 1975 Portable Classroom interior finishes are generally in good condition, however the carpeting is showing signs of wear.

Mechanical*Estimated Cost: **\$168,000.00***

- Heating and ventilation controls are a combination of old pneumatic and electric controls which should be upgraded.
- Additional ventilation are is required within the 1952 Original Building to regulate solar heat gain is at its highest in Sept/Oct and May/June months.

Electrical*Estimated Cost: **\$145,900.00***

- The underground service was installed in 1960. All equipment is original and in poor condition. No capacity for future expansion is provided.
- Panels are original throughout the facility and are in good condition and at approx. 60% capacity.
- All fluorescent lighting utilize inefficient T12 ballasts. Upgrading to T8 electronic ballasts is recommended.

With the exception of the Mechanical and Electrical concerns, the facility appears to be well maintained and cared for. The estimated cost of repairs for this facility would be approximately **\$391,200.00**. This facility is in a good location within the surrounding community and should meet the needs of the community now and into the future.