

School Facility Evaluation Project

Alberta Infrastructure School Facilities Branch

EXECUTIVE SUMMARY

HILLVIEW SCHOOL, EDMONTON, ALBERTA

The school consists of the original building constructed in 1980, attached portables added in 1982, and a freestanding portable constructed in 1959. Grades K-VI are accommodated within a total area of approx. 2958 m². The building components are mostly from original construction, with very little upgrading having been performed. Overall, the school is in good condition, with replacement needed for parts that have reached the end of serviceable life.

The original built-up roof requires replacement, and exterior doors need refinishing

Original finishes needing replacement include carpeting at classrooms, administration/office areas, and Library (with sheet flooring at classrooms). Hardwood floor and bleachers in the Gym require refinishing. Minor repairs and repainting of small areas of partition are required. Some doors and approx. 2% of acoustic ceiling tiles need replacement. The routing of data cables in the ceiling space has compromised existing fire separations - these need to be closed off. Recommended barrier-free work includes automatic front door operation, tilt mirror in the washroom, and handrail at the existing ramp in the Music room.

Mechanical and electrical systems are in good overall condition. Air handling unit capacity is unknown and further investigation is required to determine the air quality. The fire alarm system requires an annunciator at the main entrance.

Site conditions are generally adequate, with asphalt and concrete paving repairs needed at outdoor play, vehicle parking areas and front entrance walk. Additional asphalt topping is recommended to achieve barrier-free access at existing entrance doors around the building. Re-grading of the field around the freestanding portable is needed to provide positive drainage away from the building. To reduce school bus-private vehicle conflict, installation of a drop-off lane for buses is recommended. Other work is generally of a regular maintenance nature.

The detached portable is in fair condition, except windows and doors require replacement. Attached portables require considerable exterior and interior finish renewal including siding refinish and flooring. The space below the floor should be

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investigated for excessive moisture. A ramp for barrier-free access is recommended at the north end of the attached portables.

The overall area of the school is close to the provincial standard, with slight area deficiencies at the Gym, Library, administrative and storage areas, and a number of classrooms. Phys Ed change areas are currently unused.

The breakdown of estimated costs for required work is as follows.

Site Conditions	\$47,000.
Building Exterior	\$86,500.
Building Interior	\$34,200.
Mechanical Systems	\$8,450.
Electrical Systems	\$4,000.
Portables	\$68,850
Total	\$249,000.