

EXECUTIVE SUMMARY

In November of 1999 Alberta Infrastructure engaged Horton Ferrari Westwood Architects to evaluate the condition of several schools in Westwind School Division No. 74, using a facilities condition form developed by Alberta Infrastructure, and distributed through the regional coordinator for our usage.

The original **Magrath School** building was constructed in 1953, with several significant additions constructed in 1957, 1964, 1975, 1978, 1982 and 1988. The 1988 addition also included modernization of the 1964 and 1975 portions of the building. The facility was evaluated on November 26, and found to be well maintained and in good overall condition.

All sections of the school are of masonry construction, with brick veneer and flat roof systems. With the exception 1953 section which has an arch rib roof. Roofing material have been replaced on the 1953 section in 1999, and portions of the 1964 and 1975 replaced in 1998 and 1999. The rest of the roofs are reported to be near the end of their life cycle, but no leaking is reported at this time.

On-site evaluation revealed some structural problems in the 1975 and 1978 additions, which are referred to under further investigation. Flooring in 1964/75 washrooms is in very poor condition, as well as carpet in the band room and elementary music room. All require replacement.

Mechanically, the underground irrigation system requires upgrading. Forced air furnaces are at the end of their service life, and should be replaced, as well as many plumbing fixtures in the 1982 portion of the building. Kitchens require exhaust, and the 1975 building requires ventilation.

Electrically, the fire alarm panel requires upgrading and installation of a surveillance system has been requested by the administration, to control vandalism.

SUMMARY OF OBSERVATIONS AND RECOMMENDATIONS

Evaluation Ratings 3 or Less

The estimated construction cost of the remedial work identified in the attached evaluation forms has been based on a Costing Unit Rated Chart developed by Alberta Infrastructure. Items of unit cost not identified in the rate chart, or items more appropriate to identify individually, have been based on unit costs as per attached unit cost supplement. Items identified on this supplement are based on Lethbridge costs.

1	Site Related Work	0.00
2	Building Exterior	0.00
3	Building interior	18,000.00
4	Mechanical	155,000.00
5	Electrical	105,000.00
6	Portables (not applicable)	0.00
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	Total Estimated Cost	278,000.00

7 Space Adequacy Assessment

The existing area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, has been determined to be

Existing Total Area (m ²)	9335 m ²
Projected Required Area (m ²)	9722 m ²
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Deficient (m ²)	437 m ²

Further Investigation

Items requiring further investigation are:

- Upper portion of the 1978 gymnasium is spalling. This condition is apparent on the upper portion of the interior and exterior faces of the block wall.
- West exterior wall of the 1975 wing is cracking. This problem was previously repaired, in 1994, but appears to be actively settling again.
- Roofing condition on 1965, 1975 and 1978 portions of building.

School Data Plan Information

The “mini plan” information for this facility is up to date and accurate, being dated 1988. The information has not been converted to a CADD file at this time.