

School Facilities Evaluation Project

EVALUATION TEAM: PGA Architects Ltd. DATE OF TOUR: April 10, 2000
F & Y Engineering Concepts Ltd.

SCHOOL NAME, CITY/TOWN: St. Timothy's Community School SCHOOL DISTRICT: Edmonton R.C.S. Regional Division
Edmonton, Alberta

Executive Summary:

ARCHITECTURAL

1. The 1979 original building is of wood frame construction, OWJS / metal deck roof, clad with face brick.
2. In 1979 four portables were added onto the south side. The portables are of wood frame construction, flat wood frame roof, wood siding and are considered to be attached / permanent.
3. In 1980 a permanent wood framed corridor was constructed for the 1981 four portable addition.
4. In 1981 four wood framed portables were added onto the north side. The portables are of wood frame construction, flat wood frame roof, wood siding and considered to be free standing / relocatable.
5. In 1981 two wood framed portables, a resource room, washrooms and connecting corridor were added onto the north side of the 1981 four portable addition. The portables are of wood frame construction, flat neat frame roof, wood siding and are considered to be free standing/relocatable.
6. In 1982 one wood framed, portable and storage area and connecting corridor with ramp were added to the southwest corner of the school. The portable is of wood frame construction, flat wood framed roof, wood siding and is considered attached permanent.
7. In 1984 an addition was constructed consisting of an extension to the existing gymnasium, gym storage, kitchen, GWR, Resource Office and connecting corridor.
The gymnasium extension was of masonry construction with a glulam/wood deck roof , complete with face brick and stucco cladding.
8. In 1984, Storage 102, Staff Washrooms 103 and 104 including service corridor to these areas were renovated.
9. All the roofs are flat with a 4 ply B.U.R. system.

MECHANICAL

1. Original 1979 - Hot water heating forced air.
2. First Addition - Natural gas fired forced air.
3. Portable - Natural gas fired forced air.

ELECTRICAL

1. The primary service is adequate for the current school use.
2. The portable electrical service is also sufficient.
3. All electrical equipment and devices are in good condition and are functional.
4. Upgrades to the fire alarm and emergency lighting systems are required.

Summary of Observations & Recommendations:

ARCHITECTURAL

1979 Main School Building

1. Require one designated barrier free parking stall in south parking lot.
2. North gravel parking lot requires an asphalt surface.
3. South asphalt parking lot requires asphalt re-surfacing.
4. Replace pre-cast concrete sidewalk blocks east and north side of north side portables with concrete sidewalks.
5. Require a curb cut in south parking lot.
6. Replace exterior wood stair at southwest exit from 1979/82 portables.
7. Replace all 4 ply B.U.R. with S.B.S. roofing system.
8. Repaint all exterior doors.
9. Refinish gymnasium wood parquet flooring.
10. Repair crack in wood floor in corridor connection to north portables.
11. Replace cracked vinyl tile in corridor connection to north side portables.
12. Repaint all interior gypsum board walls.
13. Repaint wood millwork in Computer 107, LIB 108, and ECS 136.
14. Replace seamless flooring in washrooms.

1981 Portables

1. Replace all portable 4 ply B.U.R. with S.B.S. roofing system.
2. Repaint all exterior wood siding.
3. Install screen doors to exterior exit doors.
4. Patch, repair and repaint all interior gypsum board.
5. Replace all damaged acoustic ceiling tiles.
6. Repaint all wood millwork.

MECHANICAL

1979 Main School Building

1. Clean all ductwork.
2. Replace some plumbing fixtures.
3. Ductwork modifications.

1981 Portables

1. Replace some plumbing fixtures.
2. Ductwork modifications.

ELECTRICAL

1979 Main School Building

1. A battery pack is needed in the stage area complete with two remote heads.
2. Two remote heads are needed in the room behind the stage.
3. Install surge protection device to main service panel.
4. Replace all T12 fluorescent light fixtures with T8's.

1981 Portables

1. A heat detector is needed in the janitor room.
2. Two sets of door magnetic holders are needed in the portable corridor.

SPECIFIC

1. Evaluation Components

1.	Site Conditions	\$28,200.00
2.	Building Exterior	80,700.00
3.	Building Interior	37,500.00
4.	Mechanical	12,900.00
5.	Electrical	34,440.00
6.	Portables	<u>66,650.00</u>

TOTAL ESTIMATED COST **\$260,390.00**

2. Space Adequacy
The existing school area is an overall deficiency according to the supplied School Building Area Guidelines, using Elementary with a capacity of 450 in comparison with Gross Area of an equivalent new facility.

Existing Total Area	2,873.14 m ²
Gross Area	<u>3,632.00 m²</u>
DEFICIENT	<u>758.86 m²</u>

Further Investigations Required:

ARCHITECTURAL

1. Not required.

MECHANICAL

1. Not required.

ELECTRICAL

1. Not required.

School Data Plans:

1. Require updating.