

EXECUTIVE SUMMARY

In November of 1999 Alberta Infrastructure engaged Horton Ferrari Westwood Architects to evaluate the condition of several schools in the Lethbridge Public School District No. 51, using a facilities condition form developed by Alberta Infrastructure, and distributed through the regional coordinator for our usage.

The original Winston Churchill High School building was constructed in 1967, with small additions constructed in 1969, 1986 and 1990. The facility was evaluated on November 24, 1999, and found to be well maintained, and in mostly original condition throughout.

The school is constructed of concrete block, with a brick veneer and a flat roof of non-combustible construction. The site size is more than adequate for school related activities, and there are complementary adjacent facilities to the site. ie: swimming pool and ice arena.

On-site evaluation revealed that roofing material replacement is required on the original 1967 building, original carpeting in classrooms requires replacement with sheet vinyl flooring, and the Home Economics Cooking Lab is in original condition and in need of modernization. An item, which was not identified in the facility condition form, which is required, is locker replacement. Lockers are mostly all original and are becoming worn, unsightly, and increasingly more difficult to repair.

Mechanically, several hot water heaters are in poor condition and require replacement, as well as the air handling unit for the gym and forced air furnaces throughout the building, including shelv-a-duct furnaces, which are nearing the end of their service life. Mechanical ventilation is required due to very poor air quality.

Electrically, replacement is required for the existing engine generator, aging wiring devices and motor controls and plug-in outlets in parking lots. Also, upgrading is required to the fire alarm panel and devices.

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	540,000.00
3	Building interior	52,300.00
4	Mechanical	622,500.00
5	Electrical	576,000.00
6	Portables (not applicable)	0.00
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	Total Estimated Cost	1,790,800.00

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)	8704 m ²
Projected Required Area (m ²)	8208 m ²
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Surpluss (m ²)	496 m ²

Further Investigation

Items identified for further investigation include, roofing condition of areas other than the 1967 section, asbestos cladding to exterior of the gymnasium east wall, and a study to determine the best method of upgrading the existing 138000 v high voltage sub-station located within the building.

School Data Plan Information

The “mini plan” information for this building is up to date. School District No. 51 recently converted all of their facilities mini plans to CADD format. At that time, all significant previous modifications were documented.