

EXECUTIVE SUMMARY

In March 2000 Alberta Infrastructure engaged Norman Dobell Associates Architects to evaluate the condition of twenty-two schools within the Calgary School District #19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1954. An addition was added in 1960 for a total area of 2073.60 sq. m.

The school is of wood bearing construction with wood framed floors. The roof is of wood framing.

Summary of Observations and Recommendations

The school jurisdiction have expressed their concerns and hope that all investigations will lead to the improvement of health, safety and accessibility to all their buildings. The presence of hazardous material in some buildings is expected in all piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional cost for removal of hazardous material has not been included in any of the costing.

Architectural

Recommended work would include modify entry sidewalk, provide handicap stall, replace windows, doors and hardware And provide ramp for the two level assembly area.

Mechanical

Heating is provided from a hot water heating system, converted from low pressure steam. Ventilation is provided from rooftop heating cooling units. Generally, the mechanical systems for this facility are in good condition. A mechanical retrofit was undertaken approximately 16 years ago. Some perimeter heating elements, and the original 1952 boiler were not upgraded.

Electrical

The electrical systems are in good condition. Life safety systems require upgrades to meet the current codes. Some classroom and corridors require more lighting to meet acceptable levels.

Costing

The estimated construction cost for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data is incomplete or inappropriate to the recommend work, unit cost based on the local Calgary market were used

1.	Site Related Work	8,950.00
2.	Building Exterior	79,000.00
3.	Building Interior	2,500.00
4.	Mechanical Systems	160,000.00
5.	Electrical Systems	74,000.00
6.	<u>Portables</u>	<u>0.00</u>
Total Estimated Costs		\$324,650.00

Space Adequacy

The existing area, according to the School Building Guidelines and Supplement - Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sq. m.)	1786
<u>Projected required total gross area (sq. m.)</u>	<u>2186</u>

Overage (Deficiency) – sq. m. (400)

Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Provide additional distribution, control and wiring for any proposed mechanical upgrades.
3. Review condition of the roof membrane, G.I. parapets, and sealed joints.

School Plan Data Information

School plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.