

## **EXECUTIVE SUMMARY:**

On March 20, 2000, a thirteenth evaluation of a Calgary School was completed by Paul T. Becher of Boucock Craig and Partners and by Jeff Swart and Gary Korenicky of Wiebe Forest Engineering. Alberta Infrastructure engaged the two firms to evaluate the condition of 19 schools within the Calgary School District #19. A standardized form, developed by Alberta Infrastructure and supplied to the Evaluation Team by the Regional Coordinator, Tom Tittermore of Stantec Architecture Ltd., was used to document the condition of the Chinook Park Elementary School, and make recommendations.

The original building was built in 1960 and was added onto in 1963, 1965 and 1968. The building exterior consists of a concrete foundation base, rough cedar siding, brick at the entrances, stucco, and painted panel boards above the exterior windows. Exposed painted concrete block is visible in the rear of the school, and the gymnasium, which faces the City street at the front entry. Brick is also integrated in between window panels in the rear of the school. The 1963, 1965 and 1968 additions blend in with the 1960 portion of the building. The interior of the school consists of asphalt tiles in the corridors, over a concrete slab-on-grade (in the 1960 portion of the school). Vinyl composite tiles can be found in the corridor of the 1965 and 1968 portions of the school. A combination of carpet and sheet vinyl flooring can be found in the classrooms and administration areas. Quarry tile flooring can be found in the washrooms. In the Boys' and Girls' shelter-lunch study areas, the flooring material is terrazzo. The gym floor is wood. Painted concrete block and plasterboard partitions make up the interior wall construction. The original acousti-tiles are still in place throughout the school. The roof consists of an asphalt built-up roof.

## **Summary of Observations and Recommendations**

### **Architectural:**

The building has settled according to the Janitor, rendering the floor not level. A fire lane is required. Two barrier-free stalls are required with a sidewalk and curb cut. Sidewalks need to be filled in where cracks occur. A barrier-free ramp is provided, but electronic door openers are still needed at every barrier-free entrance. Further investigation is needed to determine if the roof needs to be redone. The exterior wood cedar siding needs painting, and the concrete blockwork needs repainting. The brickwork at one of the entrances in the back of the school needs repair. The exterior stucco needs repainting. The soffit and fascia metal trim needs repainting. Exterior doors and frames need repainting. Windows need to be either repainted or replaced. Coat hooks in the corridors need to be relocated into the classrooms or lockers must be provided. The original acousti-tiles need to be replaced in some areas.

In one of the men's washrooms, the ceramic floor tiles around the urinals are cracked. All washrooms, with the exception of two, need to be made barrier-free. Proper fire doors are to be installed. Further investigation is required to ensure that the fire walls go through the roof.

### **Mechanical**

This school is reaching 40 years old and to date has not received any mechanical upgrades. The mechanical consists of steam unit ventilators and a central exhaust system. The mechanical system as a whole is working and may last another 10 years however there are some components that are reaching life expectancy.

### **Electrical**

The electrical systems are generally inadequate and at near capacity. Distribution and life safety systems will need upgrading.

### **Costing**

The estimated construction costs for the remedial work in the attached evaluation form have been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the local Calgary market were used. More specifically, unit costs from Devitt and Forand Contractors Inc. were used at times.

1. Site Related Work	\$125,500.00
2. Building Exterior	442,552.34
3. Building Interior	286,413.31
4. Mechanical Systems	476,500.00
5. Electrical Systems	402,000.00
6. Portables	<u>0.00</u>
Total Estimated Costs	\$1,732,965.65

**Space Adequacy:**

There is a deficiency of area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects.

Existing Total Gross Area (sm)	5,186.50
Projected Required Total Gross Area (sm)	<u>5,780.00</u>
Overage/ (Deficiency) (sm)	(593.50)

**Further Investigation:**

No roof reports could be provided on the condition of the roof as well as roof accessories. Consequently, further investigation is required. Similarly, no reports were available suggesting that the school contains hazardous material. Because of the age of the building, it is recommended that further investigation be made in regards to the composition of materials, before any upgrading of the school takes place. Further investigation is required to confirm the roof is in adequate condition and to determine where any non-visible hazardous materials may be incorporated into the construction of the building. Further investigation is required in regards to Sections 3.3.1 to 3.3.4 to see if building meets current Code standards.

**School Plan Data Information:**

The plan information for the building was supplied by the School Jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be correct. Some room function revisions have been indicated on the attached plan.