

EXECUTIVE SUMMARY:

On March 7, 2000, a fourth evaluation of a Calgary school was completed by Paul T. Becher of Boucock Craig and Partners, and by Jeff Swart and Gary Korenicki of Wiebe Forest Engineering Ltd. Alberta Infrastructure engaged these 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 Chris Akkerman Elementary School and make recommendations.

The original building was built in 1964 and was added to in 1966, 1967, and 1973. Four portables have been added to the school. The school exterior consists of brick with a built-up roof. The building's interior consists of concrete slab-on-grade with vinyl asbestos tile, painted concrete block walls and folding wall partitions.

Summary of Observations and Recommendations:

Architectural:

The building as a whole is in good condition. Electronic door openers are required. The tile work in some of the corridors needs to be repaired. The tiles in these areas are lifting up where children's footwear is stored. Lockers are required in some of the corridors. Some of the ceramic tiles in the washrooms need to be replaced. Washroom stalls need to be made barrier-free and equipped with grab bars. A 3% design contingency fund has been established to accommodate changes related to barrier-free access, mechanical and electrical recommendations.

Mechanical:

The school is housed with a perimeter hot water heating system combined with a central constant volume ventilation system. Other than some damaged or worn plumbing fixtures and trim, a humidification upgrade, and minor mechanical deficiencies, the school is in good condition.

Electrical:

The school electrical system is generally satisfactory. Power distribution is near full capacity and will require minor upgrades. Fire alarm system will need replacement.

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 in regards 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 in such situations.

1. Site Related Work	\$131,000.00
2. Building Exterior	20,100.00
3. Building Interior	184,983.92
4. Mechanical Systems	82,500.00
5. Electrical Systems	245,000.00
6. Portables	<u>46,140.00</u>
 Total Estimated Costs	 \$710,023.92

Space Adequacy:

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

Existing Total Gross Area (sm)	3,057.1
Projected Required Total Gross Area (sm)	<u>4,254.0</u>
 Overage/ (Deficiency) (sm)	 (1,196.9)

Further Investigation:

Further investigation is required to assess the impact of the removal of hazardous material during any renovation work. Code issues relating to sprinklering of the building should be evaluated at the time of renovation, as well as the need for fire doors and the fire resistance of materials. Site conditions were difficult to evaluate because of the snow conditions. Further investigation may be required to determine site conditions of the playing fields and parking lot because of the snow. The condition of the roof and roof accessories needs further investigation. Settlement cracking occurring in the gym along the exterior south wall needs to be structurally evaluated. Further investigation is required in regards to Sections 3.3.1 to 3.3.4 to see if the building meets current Code standards.

School Plan Data Information:

The plan and area information for the building was supplied by Alberta Infrastructure. The information generally appears to be up-to-date with some minor room functional revisions and the addition of four portables.