

EXECUTIVE SUMMARY:

On March 7, 2000, Boucock Craig and Partners reviewed the second of 19 schools to be evaluated in conjunction with Alberta Infrastructure. A standardized form, developed by Alberta Infrastructure and supplied to the Evaluation Team by the Regional Coordinator, Tom Tittermore of Stantec Architecture, was used to document the condition of the school and make recommendations

The original building was built in 1957 and was added to in 1959 and 1962. The school is currently occupied by severely handicapped students who range in age from 12 to 18. Because of the low occupancy size of 68 students, the school seems adequate, spatially, to accommodate the student body. However, because of the intense nature of the students' handicaps, the building must be made totally barrier-free. Consequently, changes need to be made immediately.

The school is constructed of concrete slab-on-grade, masonry bearing walls, brick veneer and glulam beams and columns.

Summary of Observations and Recommendations:

Architectural:

There are several issues concerning the site and the school that need to be reviewed. More parking stalls are required to accommodate staff. At least two handicap parking stalls with an adjacent sidewalk and curb-cut are required. If more stalls are added, three handicap stalls would be required. The parking lot needs paving. Other curb cuts and exterior conditions were difficult to evaluate because of the snow on the site. Because buses use the City street as a drop-off point, as well as the side parking area, a sidewalk is required in front of the school. Barrier-free ramps are required, as well. The ramp leading to the main entrance will require some coordination with the site layout. Other ramps at secondary entrances could be achieved by sloping the sidewalk up to meet the entrance level. Cracks in the sidewalk also need to be filled, and splashpads are required at downspout locations. The flagpole needs to be repainted. Electronic door openers are required at the barrier-free access points considered as "entrances" into the school.

The school itself needs upgrading as well. The windows need to be replaced. Fascia and soffits need to be replaced, and the roof needs to be redone. Fire doors need to be installed in the school. Exterior and interior doors need repainting. Barrier-free washrooms need to be created. The interior of the school needs painting. Lockers need to be installed in the corridor, or the existing coat hooks need to be relocated into the classrooms. A 3% design contingency fund has been allotted for changes due to barrier-free access and mechanical and electrical changes.

Mechanical:

The school is housed with a perimeter hot water heating system that operates in conjunction with some rooftop constant volume ventilation. The ventilation system is very inadequate and requires complete replacement. Plumbing fixtures are also reaching life expectancy and require replacement.

Electrical:

The electrical service, distribution, lighting and life safety systems are in poor condition and will require major upgrading to current codes and standards.

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, Devitt and Forand Contractors Inc. was contacted for current unit price costs. The snow present on the site made it difficult to adequately review all site conditions.

1. Site Related Work	\$147,500.00
2. Building Exterior	321,490.80
3. Building Interior	168,451.79
4. Mechanical Systems	355,500.00
5. Electrical Systems	297,000.00
6. Portables	<u>0.00</u>
 Total Estimated Costs	 \$1,289,942.59

Space Adequacy:

Although the building is designed for a student capacity of 255 students, only 68 students presently attend the school. These students are severely handicapped. If the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects, is used in regards to a Junior/Senior High School with a capacity of 250 students, the school will fall short. However, given the special use of the school, the existing space currently seems sufficient for its use.

Existing Total Gross Area (sm)	2,463.50
Projected Required Total Gross Area (sm)	<u>2,725.50</u>
Overage/ (Deficiency) (sm)	(262.00)

Further Investigation:

Further investigation is required to confirm if the roof structure itself is or is not contributing to the existing ice damming problem. Further investigation is required to confirm the zones established by the building's fire separation. 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 function revisions. Cost estimates are based on the information provided on the mini plans. Fire rating material and separations were not indicated on the plans. The adequacy of these issues was concluded on site. It is recommended that further investigation be done to specifically address these issues at the time of any upgrading or construction.