EXECUTIVE SUMMARY:

On March 30, 2000, an eighteenth 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. 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 Tittemore of Stantec Architecture Ltd., was used to document the condition of the Clem Gardner Elementary School, and make recommendations.

The original building was constructed in 1965 and was added on to in 1967. The school has a cream colored brick exterior. Aluminum windows with red painted panels break up the brick exterior. A stucco band wraps around the top portion of all window inserts. The roofs are flat, although the brick facade gives the impression that the roofs may be sloped.

The exterior of the building is well lit, and it has security fencing around the playing fields and around the school front compound. The exterior paving is a mixture of asphalt and concrete pavers. The roof construction of the school gymnasium is one-way concrete joists. The rest of the school roof is reported to be wood joists with a built-up asphalt roof. There are three baseball diamonds and three soccer fields available. Deciduous tree clusters can be found in the front of the school. Two basketball hoops are available in the back of the school. The inside of the school consists of an acoustic tile t-bar ceiling, painted concrete block walls, and vinyl composite floor tiles. Carpet can be found in the staff room and administration areas, as well as the library. The main floor of the school is public schooling, and the upper floor is a private Montessori school.

Summary of Observations and Recommendations

No roof reports could be provided on the condition of the roof. Similarly, no reports were available suggesting that the school contains hazardous materials. Nevertheless, given the age of the school, it is likely that some areas do contain hazardous materials. Such materials will need to be dealt with as any upgrading occurs.

Architectural:

Two handicap parking stalls and an adjoining sidewalk and curb cut are required. Sidewalk surfaces need to be repaired where cracks are occurring. The roof of the school may need to be redone, although further investigation is required. The mortar for exterior brickwork needs repair. Bricks in the rear of the school that are broken and/or chipped need to be replaced. Metal parapet joints need to be sealed and stains on exterior walls (the stucco portion above the windows) need to be removed or painted over. Electronic door openers are required and windows need replacing. The vinyl composite tiles are lifting up in some of the classrooms and need to be replaced. The rubber base in some classrooms needs to be re-glued. The stage floor needs to be refinished or replaced. Carpet in

the library should be replaced. Acoustic ceiling tiles that have been water damaged need to be replaced. Interior doors need repainting and/or refinishing. Some of the hardware on the second floor needs to be replaced. Additional millwork for shelving and storage needs to be added to some classrooms, the library and stage. Coat hooks in the corridors are to be removed and lockers added. The alternative to lockers is that the coat hooks in the corridors could be relocated into the adjacent classrooms. New fire doors and/or sprinklering may be required. An elevator is required to reach the second floor. A 3% design contingency fund has been included in the estimate to cover architectural changes due to barrier-free accessibility as well as mechanical and electrical changes. The crack located in the stairwell needs further investigation.

Mechanical:

The school is 35 years old with a central heating and ventilation system. It has been well maintained and they are presently not encountering any problems at all mechanically. Some plumbing fixture replacement is required, but no other mechanical work is needed.

Electrical

The electrical service is old and has no space for additional distribution. Fire alarm and emergency lighting are below Code and require replacement. Light fixtures require some maintenance.

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.

1. Site Related Work	$222,000.00
2. Building Exterior	344,044.40
3. Building Interior	1,024,099.40
4. Mechanical Systems	32,000.00
5. Electrical Systems	503,000.00
6. Portables	0.00
Total Estimated Costs	$2,125,143.80

Space Adequacy:

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

Existing Total Gross Area (sm)	7,106.90
Projected Required Total Gross Area (sm)	5,510.00
Overage/ (Deficiency) (sm)	1,596.90

Further Investigation

Further investigation is required to evaluate the condition of the roof area and roof accessories, and whether there are any hazardous materials incorporated into the construction of the building. The concrete block wall in the stairwell requires structural investigation because of the cracking occurring in the wall. Further investigation is also required to determine if the building needs to be sprinklered. 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.