

## **EXECUTIVE SUMMARY:**

On March 16, 2000, an eleventh 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 Tittermore of Stantec Architecture Ltd., was used to document the condition of the Colonel Macleod Elementary/Junior High School, and make recommendations.

The original building was built in 1956, with an addition one year later. In 1998, another addition was added onto the first two portions of the building. The original building (which includes the 1957 addition) is constructed of red brick veneer, with a concrete base. The exterior windows have been replaced. The original corrugated asbestos panels above the windows have also been replaced. Panels still exist above all of the exterior windows. The roof is flat with a metal fascia. Unlike the rest of the original building that is covered with red brick, the original entry consists of yellow brick and wooden doors painted blue. Stairs lead up to the original main entrance. No barrier-free access is provided at this location. The 1998 addition to the south portion of the school matches the red and yellow brick facade. However, a barrier-free ramp has been provided. The interior of the school has been totally upgraded. Barrier-free washrooms have been provided, as well as barrier-free access into the building with an electronic door opener. The new library resource center has been carpeted. Classroom and corridor floors have been redone with sheet vinyl. New lockers have been provided. The basement of the building has also been altered. The building has been retrofitted with a new lunch area, fitness center, kitchen and barrier-free washrooms. No barrier-free access is available to the basement. The school has also been retrofitted with new windows. One portable exists on the east side of the building. Wooden stairs lead to the entry. The base of the portable is made of wood and is painted. The rest of the building is vertical metal cladding. Horizontal metal cladding is used at the top of the portable, forming a kind of cap which covers the roof structure.

## **Summary of Observations and Recommendations:**

### **Architectural:**

The site appears to be well maintained, and with the new 1998 addition, barrier-free access into the building is provided. However, barrier-free access is not provided at all access points of the school. Moreover, although a ramp has been installed to access the inner courtyard from the main floor, no access is available to reach the basement level.

### **Mechanical:**

The school addition/renovation included new boilers, sprinklers and plumbing fixtures in the 1956/57 portion. Very little work was done to the existing HVAC. The existing classroom steam unit ventilators should be rebuilt as well as the controls replaced. Otherwise general mechanical maintenance should satisfactorily sustain the facility for an additional 10-15 years.

**Electrical:**

The school has just recently been upgraded. The electrical system is in good condition.

**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 provided by Devitt and Forand Contractors Inc. were used at times.

1. Site Related Work	\$117,000.00	
2. Building Exterior	0.00	(See site related work for electronic door openers)
3. Building Interior	0.00	
4. Mechanical Systems	255,000.00	
5. Electrical Systems	0.00	
6. Portables	<u>19,500.00</u>	
Total Estimated Costs	\$391,500.00	

**Space Adequacy:**

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

Much of this space is unfortunately found in non-instructional areas.

Existing Total Gross Area (sm)	5,278.68
Projected Required Total Gross Area (sm)	<u>5,080.00</u>
Overage/ (Deficiency) (sm)	198.78

**Further Investigation:**

No roof reports could be provided on the condition of the roof and roof accessories. The condition of the roof needs further investigation. Similarly, no reports were available suggesting that the school contains hazardous material. After reviewing the school, it may be implied that any hazardous material that was disturbed was dealt with in a proper fashion. 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 supplied was, in this particular case, not up-to-date. The mini-plans failed to show the renovations and additions completed in 1998. Changes have been noted on the mini-plans. All estimates of areas, in regards to space adequacy are based on sizes provided by Alberta Infrastructure on the given mini-plans and plans that were supplied by the staff of Colonel Macleod Elementary/Junior High School