

## **EXECUTIVE SUMMARY:**

On March 13, 2000, an seventh 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 J. Fred Scott Elementary School, and make recommendations.

The original building was built in 1976. Eight portables were added to the school in 1977. The school exterior consists of brick with a asphalt built-up roof. The portion below the exterior windows is concrete, and above the windows is a band of wood trim and metal cladding. The interior of the building consists of concrete slab-on-grade with vinyl composite tile and/or carpet. The interior walls are painted concrete block and/or drywall and metal studs. The ceilings are constructed of acoustic tile, and exposed steel trusses and decking in the gym and stage areas.

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

### **Architectural:**

A fire lane needs to be constructed. Two handicap parking spaces are required with adjoining sidewalk and curb-cut. Asphalt paving cracks need to be filled. Roof leaks occur between the portables and the school. The roof needs to be redone. Electronic door openers are required. Vinyl composite floor tiles in the front entry are lifting up and need to be re-glued or replaced. Carpet in the library needs to be replaced. New paint is required throughout the school. More tackboards are required in the classrooms. Ceiling tiles need to be replaced in the portables and in the school. Barrier-free washrooms are required. Lockers are required in the school corridors, or existing coat hooks need to be relocated into the classrooms. A 3% Design Contingency Fund is available for architectural changes related to barrier-free access and/or mechanical and electrical changes. The metal cladding on the portables has broken up at the rear entry. Interior wall construction can be seen. The wall must be repaired. Carpets need to be replaced. Barrier-free ramps or chairlifts are required to exit the portables, as well as electronic door openers.

### **Mechanical:**

This school is just over 30 years old and has been well maintained mechanically. It is housed with a perimeter hot water heating and constant volume ventilation system. Plumbing fixtures are in good condition however trim is showing wear. Minimal mechanical upgrades are required at this school.

**Electrical:**

The school appears to be in good condition. Power distribution and wiring devices are insufficient. Life safety systems are below code and require 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 provided by Devitt and Forand Contractors Inc. were used at times.

1. Site Related Work	\$144,600.00
2. Building Exterior	3,000.00
3. Building Interior	425,254.50
4. Mechanical Systems	67,500.00
5. Electrical Systems	244,500.00
6. Portables	<u>\$102,460.50</u>
 Total Estimated Costs	 \$987,315.55

**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)	2,896.2
Projected Required Total Gross Area (sm)	<u>3,105.0</u>
 Overage/ (Deficiency) (sm)	 (208.8)

**Further Investigation:**

Further investigation is required to evaluate the condition of the roof, and to determine whether there are any hazardous materials incorporated into the construction of the building. It should be noted that snow conditions made it difficult to evaluate the playing fields, exterior of building, and the parking lot surface. Further investigation may be required to confirm all findings. 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 correct. Some room function revisions have been indicated on the attached plan.