

EXECUTIVE SUMMARY:

On March 7, 2000, a third evaluation of a Calgary school was done by Paul T. Becher of Boucock Craig and Partners, and by Jeff Swart and Gary Korenicki of Wiebe Forest Engineering. 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, was used to document the condition of the Colonel Sanders School and make recommendations

The original building was constructed in 1955. The school exterior consists of rough cedar siding, painted, with stucco above the siding and metal flashing. Roman brick veneer was used in the rear entry of the school and corrugated asbestos panels are located above the windows. The roof, which has been partially redone, consists of a built-up asphalt roof on top of wood joists and is surfaced inside with ½" gypsum plaster board. The interior walls are a combination of 6" concrete block and ½" gypsum plaster board. Ceiling surfaces consist of the original acoustic tile.

Summary of Observations and Recommendations:

Architectural:

As a whole, the school is in reasonable condition. The staff have asked that the parking lot be paved. This would require the installation of a catch basin so that the water from the lot would not drain onto the street. One barrier-free parking stall and sidewalk need to be incorporated into the parking area. A curb cut and handicap access from the parking area need to be considered. Barrier-free ramps and electronic door openers are required. Windows in some of the classrooms need to be replaced and/or repaired. A fire lane needs to be built. One half of the roof has been redone. The remaining half of the roof needs to be done. Washrooms need to be barrier-free. Lockers in the corridors are required, or the existing coat hooks need to be transferred to adjacent classrooms. Fire doors need to be installed. The marmoleum in the science room is cracked and needs replacing. Similarly, some of the acoustic tiles in the gym need to be replaced.

Mechanical:

The school is over 40 years old and has received no mechanical upgrades. It is in surprisingly good condition, although, the unit ventilators, controls and plumbing fixtures do require upgrades. Other than this the school will only need general maintenance over the next 5 to 10 years. However a complete modernization should be considered

Electrical:

The electrical service, distribution and life safety systems are at full capacity and below codes and standards, which require upgrades to meet current codes. Lighting and communication systems are satisfactory.

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 supplied by Devitt and Forand Contractors Inc. were used if unit costs were at times used.

1. Site Related Work	\$204,500.00
2. Building Exterior	335,411.55
3. Building Interior	160,520.84
4. Mechanical Systems	385,000.00
5. Electrical Systems	253,000.00
6. Portables	<u>n/a</u>
 Total Estimated Costs	 \$1,338,432.39

Space Adequacy:

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

Existing Total Gross Area (sm)	2,735.70
Projected Required Total Gross Area (sm)	<u>3,317.00</u>
 Overage/ (Deficiency) (sm)	 (581.30)

Further Investigation:

Further investigation of the condition of the roof and roof accessories is required. Further investigation is also required to assess the impact of the removal of hazardous material during any renovation work. Code issues relating to sprinklering should also be evaluated at the time of renovation, as well as whether all fire walls go through the existing roof. Because of the snow cover at the time of the evaluation, further study is required to assess the condition of the playing fields, the condition of sidewalks and availability of curb cuts. Further information 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.