EXECUTIVE SUMMARY:

On March 24, 2000, a sixteenth 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 Colonel Irvine Junior High School, and make recommendations.

The first portion of the school was built in 1956. The second portion was built in 1959. Both sections blend together as a cohesive block of the school. The exterior of these portions appear the same. The construction is brick with painted panel boards above the exterior windows. The roof is flat and is constructed of wood with steel trusses over the gym area. The roof is a built-up asphalt roof. The interior walls are constructed of painted concrete block, and the floor construction is concrete slab-on-grade with asphalt vinyl tiles and sheet vinyl in the classrooms. In some rooms, such as the music room and in the administration area of the school, the floor is covered with carpet. The two sections have acoustic tile ceilings and not the standard t-bar found in the 1967 portion of the building. The 1967 portion of the building is also constructed of brick, but it has a more modern appearance. Sealed window units have been installed versus the army style windows found in the 1956 and 1959 portions of the school. Terrazzo flooring and vinyl composite tile are used in the corridors and sheet vinyl is used in the classrooms. The library has carpet flooring. Again, the interior walls of this portion of the school are painted concrete block. An access road exists from the parking area into the inner courtyard of the school. The road travels under the1967 portion and surfaces in the courtyard.

Summary of Observations and Recommendations

Architectural:

The stairs on the north side of the school are cracking and need replacing. Barrier-free ramps leading to the school entrances are required, and electronic door openers are required. A fire lane access road is required. Two handicap parking stalls are needed with an adjoining sidewalk and curb-cut. The remaining graveled parking area is to be paved. Barrier-free ramp access is needed from the parking lot to the school yard. Cracks in the asphalt and concrete paving need filling.

The terrazzo flooring in the basement in the lunchroom is severely cracked and needs replacing. The sheet vinyl and vinyl asphalt tiles in the corridor by the main entry need replacing. The foundation and floor connection in the storage room adjacent the small gym is leaking and needs immediate repair. The roof leaks over the gym by the stage. The roof needs to be redone. The skylight over the Boys' and Girls' Washrooms, next to the industrial arts room, has to be replaced. Efflorescence is present on the brick window sills and must be remedied. The parapet of the 1956 and 1969 building portions needs to be patched and painted. Exterior doors need painting. Screens over windows require repainting. Windows require repainting and new sealed units are needed in the 1967 addition.

The interior walls require paint. Wood paneling in the corridors and gym is to be refinished. New rubber base is needed throughout areas of the school. Carpet in the staff administration area, music room and library must be replaced. Lockers require repainting. The stage floor needs to be replaced. The art room floor needs to be replaced. Panel boards in the gym above the wooden panels need to be replaced. The large gym floor should be refinished and repaired where the roof leaked. Some acousti-tiles in the gym have to be replaced. The interior doors and frames need to be refinished. New millwork is required in all the classrooms, science rooms and ancillary rooms. Wood trim around all chalkboards requires refinishing. The stage curtain is torn and needs to be replaced. Barrier-free washrooms are required. A 3% contingency fund is carried for architectural changes related to barrier-free access and/or mechanical and electrical changes. Fire doors are required. Chair lifts, elevators and interior ramps are required.

Mechanical

The school is over 40 years old and has received little in the way of mechanical upgrades. The boilers and unit ventilators should be upgraded as well as controls. Plumbing fixtures are also in need of an upgrade.

Electrical

The school electrical system appears in relatively good condition. Branch panel capacity is limited, and wiring devices are deficient in quantity. Emergency lighting will 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.

1. Site Related Work	$210,500.00
2. Building Exterior	1,006,430.81
3. Building Interior	1,150,404.60
4. Mechanical Systems	640,000.00
5. Electrical Systems	380,000.00
6. Portables	0.00
Total Estimated Costs	$3,387,335.41

Space Adequacy:

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

Existing Total Gross Area (sm)	7,522.40	(area includes additions and expansions)
Projected Required Total Gross Area (sm)	7,649.00	
Overage/ (Deficiency) (sm)	(126.60)	

Further Investigation

No roof report could be provided on the condition of the roof or the condition of the roof accessories. However, the roof leaks in the gymnasium near the stage and water has damaged the floor. No reports were available suggesting that the school contains hazardous materials. If any upgrading takes place in the future, further investigation may need to be done in regards to the content of the building materials affected. Further investigation is required to determine if the fire walls go through the roof. This must be evaluated when the roof is investigated. Also, further investigation is required is 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 provided by Alberta Infrastructure. The information generally appears to be correct. Some minor room function revisions are noted on the attached plan.