

EXECUTIVE SUMMARY:

On March 28, 2000, a seventeenth 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 Crescent Heights High School, and make recommendations.

The original building was built in 1928. Since then it has been added onto and renovated in 1950, 1951, 1956, 1959, 1966, 1968 and 1985. The exterior of the school is red brick and sandstone. The new versions of the school are brick only. A portion (1966) of the school is painted light blue and has a painted concrete block facade facing the north parking area and windows and painted panel boards facing south. The roofs are flat. The parapet on the 1928 and 1951 portion needs repair. Metal flashing covers the parapet of the other portions of the school. The roof structure is a combination of metal decking, and steel trusses in some areas and wood joists and wood planking in other areas. The roof of the 1966 portion has yet to be redone and has a tar and gravel surface. The floor of the school is concrete slab-on-grade. Other floors in some areas are wood joists and wood planking. Flooring materials include terrazzo in some corridors and stairways, some quarry tile at entrances, sheet vinyl/battleship lino, vinyl composite tile, and carpet in some classrooms and in the library and administration areas. The gym floors are maple hardwood and the stage floor appears to be pine. The school underwent a major renovation in 1985. Within the last two years, the windows of the school have also been brought up-to-date and/or repaired. The interior of the school consists of concrete block walls, gypsum board and plaster board walls and brick walls. Metal fire doors have been provided throughout the school. The school is also sprinklered. Although there is no barrier-free access into the school, some ramps have been built on the main and second level. No elevators or chairlifts are available. Washrooms are not barrier-free accessible. The school only has half a playing field. The majority of the site is taken up with staff parking and student parking areas, which are paved.

Summary of Observations and Recommendations

No roof reports could be provided on the condition of the portion of roof not yet redone. Similarly, no reports were available suggesting that the school contains hazardous material. Nevertheless, given the age of some portions of the school, it is likely that some areas do contain asbestos. Hazardous material will need to be dealt with as upgrading occurs.

Architectural:

Barrier free parking is required in all parking areas, with signage. The north lot contains some handicap stalls, but not enough. Ramps with electronic door openers are required. Some sidewalks need to be sloped up to their respective entrances. The playing field should be made larger, if possible. The brick and sandstone exterior at the front of the building needs repair. The parapet on the north side of the school courtyard (1928/1951 area) needs patching. Barrier-free access within the school is also required. Two

elevators and a chairlift are required. Barrier-free washrooms are required. New millwork is required in the various shops and the millwork in the science rooms and home economic rooms needs to be refinished. Interior doors and door windows need refinishing and replacement in the 1966, 1959 and 1928 portions of the school. Interior walls in these portions of the school need painting and the ceiling tiles need to be repaired. Some classrooms and corridors require new vinyl composite tile. The large gym floor needs to be refinished as well as the stage floor. The wooden floors in the work shops need refinishing.

Mechanical:

A large portion of the school underwent a modernization in 1985, at which time a heat pump system was installed. CTS areas, gymnasium and the 1966 wing received little upgrades, but major mechanical components were addressed. The school requires little work mechanically other than plumbing fixtures and some exhaust fans.

Electrical:

The school is in relative good condition. Extension to power distribution is required to allow more circuit capacity. School requires regular 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	\$43,000.00
2. Building Exterior	100,000.00
3. Building Interior	1,507,602.77
4. Mechanical Systems	74,000.00
5. Electrical Systems	1,357,000.00
6. Portables	<u>0.00</u>
Total Estimated Costs	\$3,081,602.77

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)	25,389.73
Projected Required Total Gross Area (sm)	<u>17,617.00</u>
Overage/ (Deficiency) (sm)	7,772.73

Further Investigation:

Further investigation is needed to see if the playing field on the north side of the school could be expanded, and the parking area subsequently reduced. Cracks in the terrazzo flooring in the basement of the 1966 portion and in the Metals Shop on the main level suggest further investigation is needed. Further investigation is required to determine the condition of the gravel-tar application that is currently on the roof of the 1966 and 1985 additions in the Autobody/Shop area. The 1928 through to 1985 additions may contain hazardous materials such as asbestos in insulating materials and tiles. Further investigation is needed in the specific areas affected by upgrading. 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.