

## **EXECUTIVE SUMMARY:**

On March 20, 2000, a twelvth evaluation of a Calgary School was completed by Paul T. Becher of Boucock Craig and Partners and by Jeff Swart and Gary Korenicky 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 Deer Run Elementary School, and make recommendations.

The original building was built in 1981. The exterior of the school is red giant brick, combined with sealed window units. The school has a flat asphalt roof, and round decorative corners. The exterior of the school consists of painted concrete block walls, vinyl composite tile floors in the classrooms and corridors, and maple hardwood flooring in the gymnasium. Acoustic tile t-bar ceilings have been placed in the classrooms and corridors. Exposed metal deck and steel trusses are visible in the gymnasium. The administration area has large glass partitions and most areas are carpeted. Four portables were added in 1981, as well as an additional portable at a later date. The exterior of the portables consists of a painted wooden base, vertical and horizontal metal cladding and an asphalt roof. The interior of the portables consists of vinyl-covered walls, carpet and an acoustic tile t-bar ceiling system. The building is barrier free in that the sidewalks all slope up to entranceways and there is one barrier-free washroom for each sex. A large playing field can be found in the back of the school and the parking area is paved.

## **Summary of Observations and Recommendations**

### **Architectural:**

The school is barrier-free with the exception that electronic door openers are required at all the barrier-free entrances. Washrooms are also barrier-free. Carpet in the portables needs to be replaced. Door frames and doors throughout the school could also use new paint. Because the school is constantly vandalized, it is recommended that the mortar in areas where the brick has been repeatedly sandblasted be fixed and metal screens be placed over all windows in the rear of the school. The sidewalk leading from the front of the school to the parking area has been installed in one location lower than the grass. To eliminate constant ponding and freezing of this area, the sidewalk should be raised. The roof of the school needs to be redone. The boiler room floor needs to be reviewed. A crack exists which allows water to seep into the structure. The result is that the boys change and shower ceiling is beginning to crack and come apart. Additional lighting needs to be added in the rear of the school so that vandals will be less able to hide behind the school and do damage. The exterior of the base of the portables requires paint. Coat hooks near the gymnasium, located in the corridor should be relocated into adjacent classrooms. Some ceiling tiles need to be replaced.

**Mechanical:**

The school is a 20 years old facility with a perimeter hot water heating and variable air volume ventilation system. It is in good condition and with proper maintenance, will require little work mechanically over the next 20 years.

**Electrical:**

The school electrical system is in good condition. Additional circuit capacity needs to be added and fire alarm and 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	86,000.00
2. Building Exterior	11,600.00
3. Building Interior	122,251.28
4. Mechanical Systems	83,000.00
5. Electrical Systems	214,500.00
6. Portables	<u>70,309.20</u>

Total Estimated Costs	\$587,660.48
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**Space Adequacy:**

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

There are deficiencies in Science Rooms, Ancillary Areas and Storage and Administration Areas, implying that space within the school could be better utilized. The school capacity and areas used in calculating the surplus of space are based on information provided by Alberta Infrastructure.

Existing Total Gross Area (sm)	3,092.11
Projected Required Total Gross Area (sm)	<u>3,241.00</u>

Overage/ (Deficiency) (sm)	(148.89)
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**Further Investigation:**

No roof reports could be provided on the condition of the roof. However, it was reported that the roof leaks, and it was also observed that some ceiling tiles were water stained. Consequently, more investigation in regards to the roof and roof accessories is necessary. No reports were available suggesting that the school contains hazardous material. Because the school was first built in 1981, it is unlikely that the school contains any asbestos or other hazardous materials. Nevertheless, if any upgrading occurs, it is advised that further investigation be done in regards to the construction materials affected. Further investigation is required with 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 Alberta Infrastructure. The information generally appears to be up-to-date. Some minor room function revisions are noted on the attached plan. All estimates of areas and costs in regards to space adequacy are based on sizes provided by Alberta Infrastructure on the given mini-plans.