

EXECUTIVE SUMMARY:

On March 10, 2000, a fifth 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 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 Douglas Harkness Community Core 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 built-up roof. 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 a concrete slab-on-grade with vinyl composite tiles and/or carpet. The interior walls are painted concrete block and/or drywall with metal studs. The ceilings in the classrooms and corridors are constructed with acousti-tile, and in the gym and stage areas with exposed steel trusses and metal decking.

Summary of Observations and Recommendations:

Architectural:

The building, as a whole, is in good condition. The tiles in the front entry may require replacement and/or regluing. Either the existing coat hooks are moved into the classroom or lockers are installed in the hallways. Washroom stalls needs to be made barrier-free and equipped with grab bars. One of the sinks in each bathroom must also be made barrier-free. All entrances leading into the school must have barrier-free ramps, with electronic door openers. The roof needs to be evaluated. Leaking has been reported to occur between the existing school and the portables. Fire vehicle access in regards to the portables needs to be incorporated into the parking and site layout.

Mechanical:

The school is housed with a perimeter hot water heating system and variable air volume ventilation system. Plumbing fixtures and trim are starting to wear, but will certainly last the next 5 to 10 years with general maintenance. The mechanical system is in good condition throughout and they have been very well maintained. Very little mechanical work is required.

Electrical:

The school electrical system is generally satisfactory. Power distribution is near full capacity and will require minor upgrades. Fire alarm system will need replacement. Emergency light will require upgrades to current codes.

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 for some items were obtained from Devitt and Forand Contractors Inc., and used at times.

1. Site Related Work	\$153,000.00
2. Building Exterior	0.00
3. Building Interior	304,631.87
4. Mechanical Systems	47,500.00
5. Electrical Systems	269,000.00
6. Portables	<u>\$65,425.00</u>
 Total Estimated Costs	 \$839,556.87

Space Adequacy:

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

Existing Total Gross Area (sm)	2,896.20
Projected Required Total Gross Area (sm)	<u>3,105.00</u>
 Overage/ (Deficiency) (sm)	 (208.80)

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. Further investigation is required to confirm that all fire walls go through the roof. Because of the snow cover, further investigation may be required to confirm the existence of curb cuts and the condition of playing fields. 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.