

EXECUTIVE SUMMARY:

In March, 2000, Alberta Infrastructure engaged Boucock Craig and Partners to evaluate the condition of 19 schools within the Calgary School District #19. Using the standardized form provided and developed by Alberta Infrastructure, the Evaluation Team has made the following conclusions and recommendations. These recommendations have been forwarded to the Regional Coordinator, Tom Tittermore of Stantec Architecture Inc.

The original building, built before 1975, burnt down leaving only portions of the library standing. In 1975, a new school (a smaller version of the original) was erected and incorporated the original library configuration. A portable was added to the school and later removed and placed approximately 20 ft. away from the existing structure. Minor renovations have taken place. The roof has recently been upgraded, windows have been placed in most of the interior doors, and a whiteboard has been ordered for a classroom due to allergy conditions. The carpet in the portable has been removed and replaced with sheet vinyl goods. Some work was done on the portable ventilation system to improve the air quality.

The school was constructed of concrete slab-on-grade with vinyl composite tile, concrete block bearing walls with a brick veneer. Metal fascia caps the upper portion of the school. The portable is clad in metal.

Summary of Observations and Recommendations:

Architectural:

A proper fire lane needs to be constructed. Barrier-free ramps need to be installed, and the washrooms need to be made barrier-free accessible. An adjoining sidewalk with a curb cut is required. Electronic door openers are required. Barrier-free parking and signage with loading and unloading space are required in the parking lot. The carpet in some areas needs to be replaced and new paint colors have been requested. Some cracking has occurred on the interior east wall of the gym. The exterior entry doors need painting.

Mechanical:

The school is housed with a perimeter hot water heating system and a constant volume ventilation system. Plumbing fixtures are in reasonable condition needing only general maintenance. Mechanical systems have been well maintained and require very little upgrading.

Electrical:

The existing main electrical service is adequate for expansion however future power and circuitry distribution for the school is limited and requires additional capacity. Life safety systems are below standard which require upgrading to current codes. Communications systems appear 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 to the recommended work, unit costs based on the local Calgary market were used. More specifically, Devitt and Forand Contractors Inc. was contacted for current unit costs.

1. Site Related Work	\$249,096.00
2. Building Exterior	200.00
3. Building Interior	187,095.27
4. Mechanical Systems	60,000.00
5. Electrical Systems	149,800.00
6. Portables	<u>21,045.80</u>
 Total Estimated Costs	 \$667,237.07

Space Adequacy:

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

Existing Total Gross Area (m ²)	1,826.3
Projected Required Total Gross Area (m ²)	<u>2,372.0</u>
 Overage/ (Deficiency) (m ²)	 (545.7)

Further Investigation:

Further investigation is required to check the condition of the roof and roof accessories. New fire doors should be installed in the corridor shortly before the library, and it should be confirmed that, where the fire doors are to be installed, the fire walls go through the roof. One of the concrete block walls in the gym is cracked. Further investigation is required. Further investigation is required in regards to Sections 3.3.1 to 3.3.4 to see if the building meets the 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. Site evaluation was difficult due to all of the snow on site. Consequently, site condition

issues may not be evaluated as thoroughly as they could have been.