

EXECUTIVE SUMMARY:

On March 13, 2000, an eighth 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 Dr. Carl Safran Center, and make recommendations.

The original building was built in 1908 and was added onto in 1911. The third and final addition to the building took place in 1940. The first two additions are constructed of sandstone with a sloped asphalt and metal roof. The final addition to the building is constructed of concrete with a flat asphalt roof. Stairways lead into the building from the south and east sides. Barrier-free access into and around the building is not possible. The building is a potential heritage site. The interior detailing of the building is generally in tack. The flooring has been altered and is currently a combination of carpet and sheet vinyl. A t-bar ceiling system has been added, as well, in the corridors and classrooms. The school lacks fundamental resources such as a library and more than one science room. The structure of the roof and floor is wood. In the 1940 expansion (which is the gym), the wood roof has been reinforced with steel trusses. Any changes to the building would likely need to go before Calgary Heritage Advisory Board. The entire building is sprinklered.

Summary of Observations and Recommendations:

Architectural:

The parking lot needs to be paved and handicap parking with sidewalks needs to be installed. A fire lane is required. Sidewalk cracks are to be repaired. Barrier-free ramps and electronic door openers are needed. The stair landing on the north side of the building is failing and needs repair. The exterior walls in the basement need to be insulated. Exterior soffit and fascia trim need to be repainted. Interior access to the roof needs to be improved with a metal ladder and cage. The exterior sandstone work needs cleaning as well as the exterior concrete surface surrounding the gym. Exterior wood trim on the top floor needs painting. Windows require repainting or replacement. Splash pads are required. Lockers need to be refinished or replaced. Coat hooks are to be relocated into the classrooms or new lockers are to be installed. New paint is required throughout the school. Carpet in classrooms needs to be replaced. The stage floor and gym floors need to be redone. More tackboards are required and any original millwork needs to be restored. A new t-bar ceiling is required throughout the school because of mechanical changes. A layer of Type "X" 5/8" gypsum board may need to be added to the ceilings of the original building to create a 45 minute fire rated assembly. Hardware in the main corridor needs to be replaced. Barrier-free washrooms are required. Fire doors are required. An elevator and chair lift are required. A 3% design contingency fund for architectural changes is needed due to barrier-free access and/or mechanical and electrical upgrading. It should be noted that any changes must be reviewed by the City of Calgary Heritage Advisory Board. The school is currently being leased to Rundle College, a private junior high school.

Mechanical

The original school is over 90 years old and it has had very minimal mechanical upgrades. It is housed with a steam boiler for perimeter heating and a central ventilation unit, both systems are fast approaching their life expectancy. Plumbing fixtures are also old and worn and in need of an upgrade.

Electrical

The power and lighting in the school is in relative good condition. The life safety systems are below code and will need replacement.

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	\$256,500.00
2. Building Exterior	424,751.67
3. Building Interior	804,233.83
4. Mechanical Systems	857,000.00
5. Electrical Systems	330,500.00
6. Portables	<u>n/a</u>

Total Estimated Costs	\$2,672,985.50
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Space Adequacy:

The entire building is deficient in area according to the School Building Area Guidelines and Supplement – Maximum Gross Area of School Building Projects.

Existing Total Gross Area (sm)	4,729.30
Projected Required Total Gross Area (sm)	<u>4,538.00</u>
Overage/ (Deficiency) (sm)	191.30

Further Investigation:

No roof reports could be provided on the condition of the roof and further investigation is required to determine its condition. Similarly, no reports were available suggesting that the school contains hazardous material. Nevertheless, given the age of the building, and that asbestos vinyl tiles were spotted in the stairwell, it is likely that hazardous materials are contained within the building. Further investigation is required if any renovation work is to be done. The landing on the north side of the building on the third floor is soft and appears to be failing. Further structural investigation in this area is required. Further investigation is required with regards to Section 3.3.1 to 3.3.4 to confirm that 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 correct with the exception of some minor room function revisions. The room function revisions have been indicated on the attached plan.