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## **Executive Summary**

The Cohos Evamy Partners has been commissioned by Alberta Infrastructure to conduct facility evaluations of twenty-four public schools within Calgary School District No. 19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the conditions and recommendations.

The building was constructed in 1999 and is a single storey wood structure with a sloped roof, partial basement and crawl spaces. In addition, there is one detached portable classroom located directly behind the school.

## **Summary of Observations and Recommendations**

The construction materials and details used for this building were of a residential grade and are already starting to show signs of age and deterioration. Anticipated maintenance levels for this building are high.

## **Architectural**

Steel guardrails are required at steep grade locations adjacent to building entrances. Guardrails should also be added at rear exit stairs. Trench drains should be added around the perimeter of the school to correct hazardous conditions created by rainwater from downspouts.

It is recommended that wall protection be added to corridor walls and around janitor's mop sink. An elevator or stair-lift is required for barrier-free access to the sub-grade gymnasium. Penetrations in service room walls should be sealed to maintain integrity of fire separations.

### **Mechanical**

Mechanical systems are near new but of low quality. School was built by a developer and turned over to the Calgary Board of Education. Systems will have short life and be maintenance intensive. Problems that do exist should be handled through warranties.

### **Electrical**

The electrical systems are new and should provide many years of service. The light fixtures are low quality residential style and will fail in a few years. Surge protection should be provided on the main service. The light fixtures use t12 lamps and magnetic ballasts which results in higher energy consumption.

### **Costing**

The estimated costs for the remedial work in the attached evaluation form have been based on Costing Unit Rate Charts 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	\$12,500.00
2.	Building Exterior	\$0.00
3.	Building Interior	\$78,500.00
4.	Mechanical Systems	\$10,300.00
5.	Electrical Systems	\$8,000.00
6.	Portables	\$11,900.00

<b>Total Estimated Costs</b>	<hr/>	<b>\$121,200.00</b>
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### **Space Adequacy**

The overall existing area, according to the School Building Area Guidelines, appears to be adequate. However, space allocation is not consistent with the Guidelines.

Existing Total Gross Area (m <sup>2</sup> )	1700.7
Projected required total gross area (m <sup>2</sup> )	<u>1684.5</u>
Overage / (deficiency) (m <sup>2</sup> )	16.2

### **Further Investigation**

Wide joints in the gymnasium floor tile should be monitored for signs of water penetration leading to lifting. Vinyl composite floor tile at gymnasium doors is cracking and should be examined to rule out problems with the slab below. Further investigation is required to determine the cause of drywall cracks at clerestorey level of main corridor. Some ice build-up was evident on roof at north gable end and should be observed over a longer period to establish if a hazardous condition exists. The use of kick-down holders on fire rated doors and service rooms being used for storage should be discussed with maintenance staff.

The ceiling finishes in the detached portable show signs of roof leaks and should be reviewed. Further investigation is required to determine if asbestos materials are present in detached portable.

### **School Plan Data Information**

The only plan information available was provided by Hamptons School. While this plan does indicate the correct layout, area information is not shown other than for the Gymnasium. Areas have been calculated by scaling the plan and are less than accurate. A survey of the school is required.