

EXECUTIVE SUMMARY

In March 2000 Alberta Infrastructure engaged Norman Dobell Associates Architects to evaluate the condition of twenty-two schools within the Calgary School District #19. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1989. There are no additions. Total area is 17480.00.60 sq. m.

The school is constructed of slab on grade and load bearing masonry walls. The roof structure is steel framed.

Summary of Observations and Recommendations

The school jurisdiction have expressed their concerns and hope that all investigations will lead to the improvement of health, safety and accessibility to all their buildings. The presence of hazardous material in some buildings is expected in all piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional cost for removal of hazardous material has not been included in any of the costing.

Architectural

No further architectural renovations are recommended except for clip installation of lay-in t-bar ceilings.

Mechanical

Heating and cooling are provided from central hot water heating system and chilled water system. Ventilation is provided from central VAV air systems located in fan rooms. The mechanical systems for this facility are only 10 years old, in good condition, and current. Backflow prevention required.

Electrical

The electrical systems are in good condition. Some life safety systems require upgrades to meet the current codes. The gymnasiums require more lighting to meet acceptable levels.

Costing

The estimated construction cost for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data is incomplete or inappropriate to the recommend work, unit cost based on the local Calgary market were used.

1.	Site Related Work	0.00
2.	Building Exterior	0.00
3.	Building Interior	56,300.00
4.	Mechanical Systems	7,500.00
5.	Electrical Systems	301,500.00
6.	<u>Portables</u>	<u>0.00</u>
Total Estimated Costs		\$365,300.00

Space Adequacy

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

Existing Total Gross Area (sq. m.)	13,602
<u>Projected required total gross area (sq. m.)</u>	<u>14,617</u>
Overage (Deficiency) – sq. m.	(1015)

Further Investigation

Further Investigation is required to:

1. Review Voltage spikes that have been a problem in the past and may be overcome with the installation of surge protection to the system.
2. Provide additional distribution, control, and wiring for any proposed mechanical upgrades.
3. Assess the impact of the removal of hazardous material during any renovation work.

School Plan Data Information

School plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.