

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 1966. Additions were added in 1979 and 1985 for a total area of 27,506.51sq. m.

The school is constructed of slab on grade with load bearing masonry and pre-cast concrete panel 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 addition cost for removal of hazardous material has not been included in any of the costing.

Architectural

Recommended work would include asphalt re-topping of roadway and parking areas, redoing seals at flashing, replacing plywood partitioning with drywall in basement, providing rated doors in hallways and revising exiting at second floor of gym.

Mechanical

Heating is provided for the main building from a hot water heating system converted from low pressure steam. Ventilation is provided from central dual duct air systems located in fan rooms. While systems are generally in good working order, base equipment is 30 years old and past life expectancy, with the exception of 1985 upgraded areas (1A wing).

Electrical

The electrical systems are in good condition. Weatherproof covers on some car plug-ins need repairing. More exterior lighting required for the west parking lot. Life safety systems require upgrades to meet the current codes. Some corridors require more lighting to meet acceptable levels. Gymnasiums also need more lighting. Telephone system is not capable of any more outside lines, which was a big concern of the administration. The P.A. system also requires repair or replacement because of the various decibel levels throughout the school.

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	33,700.00
2.	Building Exterior	20,000.00
3.	Building Interior	307,900.00
4.	Mechanical Systems	4,750,000.00
5.	Electrical Systems	966,000.00
6.	<u>Portables</u>	<u>0.00</u>

Total Estimated Costs	\$6,077,600.00
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Space Adequacy

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

Existing Total Gross Area (sq. m.)	23,549
<u>Projected required total gross area (sq. m.)</u>	<u>20,169</u>

Overage – sq. m.	3,380
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Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Add electrical to accommodate proposed mechanical alterations.

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.