

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 1971 with additions in 1976 and 1993. Portables added in 1979 give a total area of 8047 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

While site and exterior building conditions appear satisfactory recommended interior work would include providing an elevator and two washrooms for the handicapped.

Mechanical

Heating is provided from a hot water heating system. Ventilation is provided from central low velocity air systems. While systems are generally in good working order, base equipment is 25 years old and past life expectancy.

Electrical

The electrical systems are in good condition. Some maintenance is required for exterior car plugs. Life safety systems require upgrades to meet the current codes. Many areas have limited vision of exit and emergency lights due to the design of the open classroom concept. All areas require more lighting and this may be due to very poor maintenance of existing fixtures. Many lamps need to be replaced throughout.

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	10,000.00
3.	Building Interior	145,400.00
4.	Mechanical Systems	403,500.00
5.	Electrical Systems	250,000.00
6.	<u>Portables</u>	<u>60,500.00</u>
Total Estimated Costs		869,400.00

Space Adequacy

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

Existing Total Gross Area (sq. m.)	8077
<u>Projected required total gross area (sq. m.)</u>	<u>7671</u>
Overage – sq. m.	406

Further Investigation

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work.
2. Assess the condition of the roof.
3. 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.