

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 1954. An addition was added in 1957 for a total area of 3260.5 sq. m.

The school is constructed of frame construction. The roof structure is wood 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 parking lot grading and surfacing, handicap stall, exterior window and door and hardware replacement, classroom millwork and the provision of elevator and handicap washrooms.

Mechanical

Heating is provided from a steam heating system with unit ventilators. Ventilation is provided from central low velocity air systems. Local spot coolers were retrofitted, along with some ventilation upgrades. The school has undergone a modernization in 1991. However, upgrades to the heating systems and controls are required.

Electrical

The electrical systems are in good condition. Exterior lighting needs to be replaced and more lights added. Fire alarm system requires upgrades to meet the current codes. Additional lighting needs to be added to corridors and gymnasium.

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	37,600.00
2.	Building Exterior	299,000.00
3.	Building Interior	182,700.00
4.	Mechanical Systems	268,500.00
5.	Electrical Systems	107,500.00
6.	<u>Portables</u>	<u>21,200.00</u>

Total Estimated Costs	\$916,500.00
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Space Adequacy

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

Existing Total Gross Area (sq. m.)	2179
<u>Projected required total gross area (sq. m.)</u>	<u>3000</u>

Overage (Deficiency) – sq. m.	(821)
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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. Review roof condition
3. Investigate cracks in exterior walls
4. Provide additional distribution, control, and wiring for any mechanical upgrades

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.