

## **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 1967. No additions were added. Total building area is 3383.10 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 addition cost for removal of hazardous material has not been included in any of the costing.

#### **Architectural**

Recommended work would include providing handicap parking stall and access, providing ice dams, repointing brick painting exterior doors and replacing windows and interior doors.

#### **Mechanical**

Heating is provided from a perimeter hot water heating system. Ventilation is provided from central low velocity systems. While systems are generally in good working order, base equipment is 35 years old and past life expectancy.

### **Electrical**

The electrical systems are in good condition. Approximately 8 staff car stalls require power plug-ins and some plug-ins require repair to the weatherproof covers. Life safety systems require upgrades to meet the current codes. Some classrooms and corridors 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	52,400.00
2.	Building Exterior	211,200.00
3.	Building Interior	185,600.00
4.	Mechanical Systems	439,000.00
5.	Electrical Systems	150,000.00
6.	<u>Portables</u>	<u>0.00</u>

Total Estimated Costs                      \$1,038,700.00

### **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.)	3017
<u>Projected required total gross area (sq. m.)</u>	<u>3713</u>

Overage (Deficiency) – sq. m.                      (696)

### **Further Investigation**

Further Investigation is required to:

1. Assess the impact of the removal of hazardous material during any renovation work (i.e. ceiling tiles).
2. Assess the condition of the roofing. Stains noted on second floor ceiling tiles.
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.