

## **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 school began with portable buildings in 1963. Further portables were added in 1964 and 1967, while the main building was built in 1978. A further addition of portables in 1980 gave a total area of 4038.50 sq. m.

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

## **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**

Recommended work would include provision of H.C. facility, new classroom millwork, gym stage curtain, new toilet partitions and recarpeting of 2 classroom areas.

### **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 over 20 years old and past life expectancy.

### **Electrical**

The electrical systems are in fair to good condition. Life safety systems require upgrades to meet the current codes. Some classroom and corridors require more lighting to meet acceptable levels but this can be accomplished by maintenance to burned out lamps.

### **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	5,625.00
2.	Building Exterior	10,000.00
3.	Building Interior	90,500.00
4.	Mechanical Systems	377,500.00
5.	Electrical Systems	102,500.00
6.	<u>Portables</u>	<u>72,450.00</u>

Total Estimated Costs	\$658,575.00
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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.)	3526
<u>Projected required total gross area (sq. m.)</u>	<u>4821</u>

Overage (Deficiency) – sq. m.	(1295)
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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 condition of original roof.
3. Provide additional distribution, control and wiring for any proposed 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.